

EKURHULENI BOUNDARIES

Legend

Administration

- Urban_Management_Regions
- EMM_Boundary
- EMM_Wards_2011
- Active_Parcel_21-07-11
- Densification_IRPTN
- Dens_Passenger_Stations

Landuses

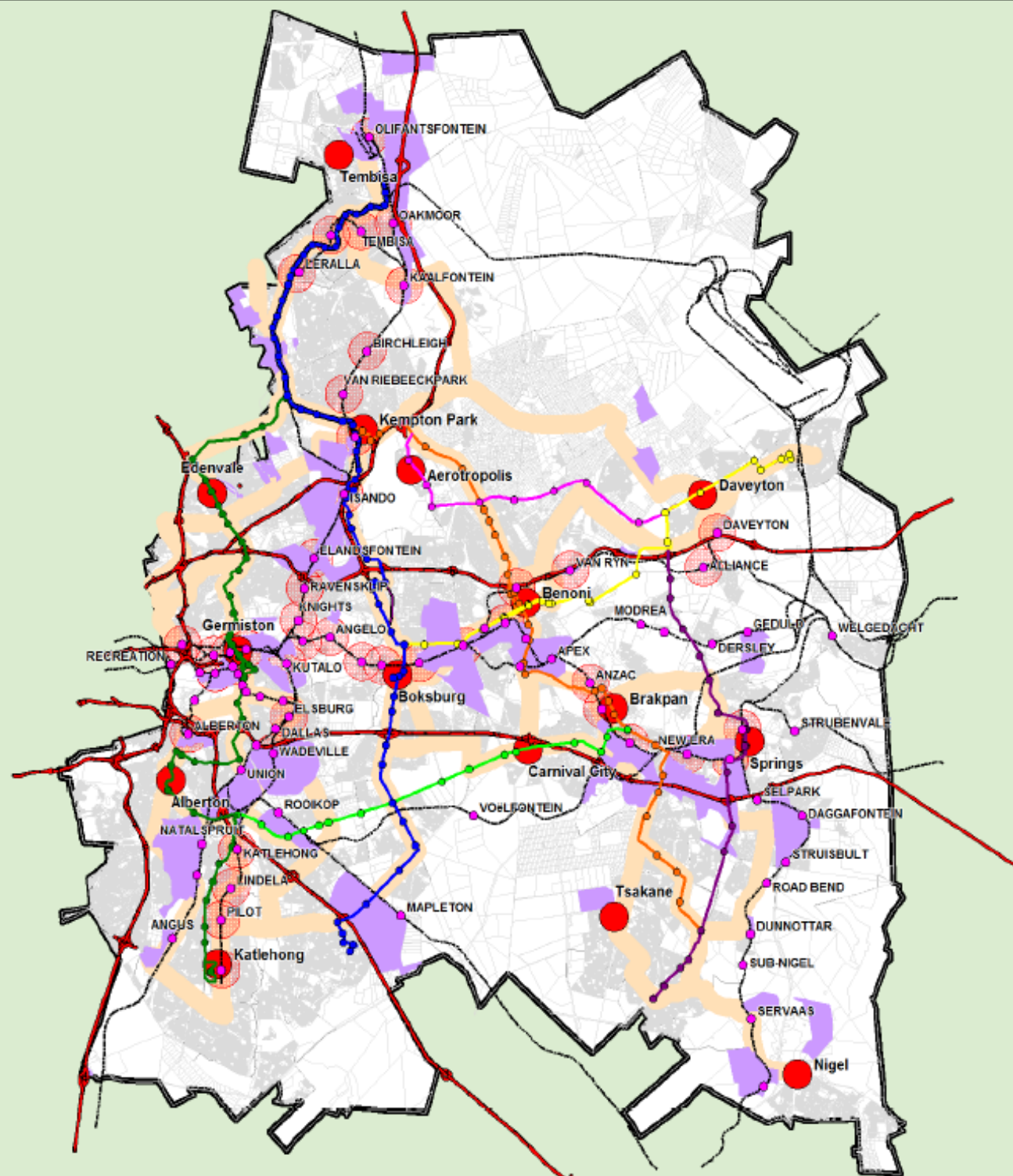
- Industrial
- Priority Activity Nodes
- Railway_Lines
- National_Roads

IRPTN Phase 1

- Phase 1 A
- Phase 1 B
- Phase 1 B Rietfontein
- Phase 1 B Rondebult
- Phase 1 C

IRPTN Trunki Routes & Stops

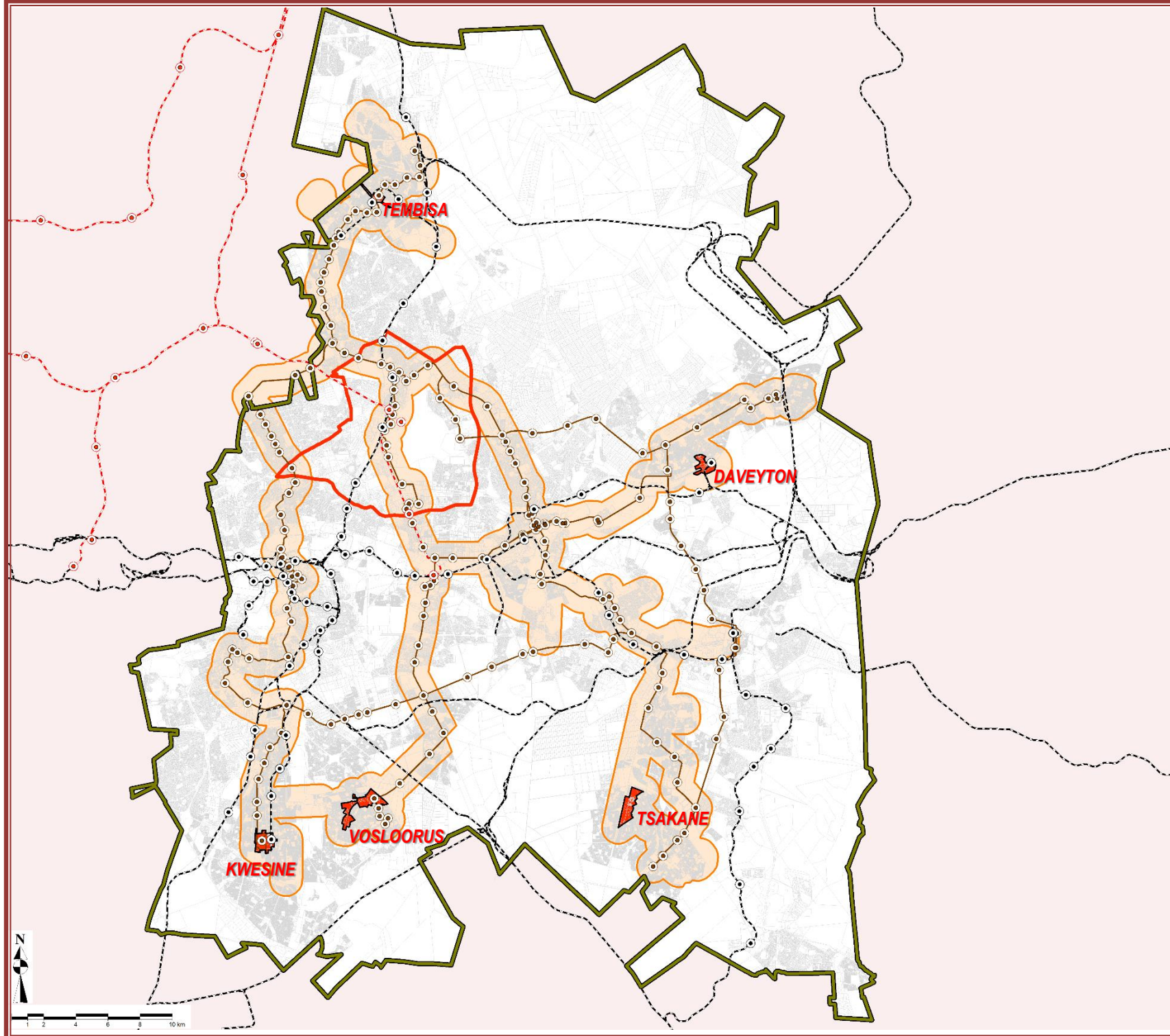
- Route 2 Tembisa Hospital
- Route_2_Stations
- Route 1 Stops
- Route 2 Tembisa Hospital
- Route 3
- Route 3 Stops
- Route 4
- Route 4 Stops
- Route 5
- Route 5 Stops
- Route 6
- Route 6 Stops
- Route 7
- Route 7 Stops
- Route 1
- Route_2_Stations
- Railway_Stations










Figure

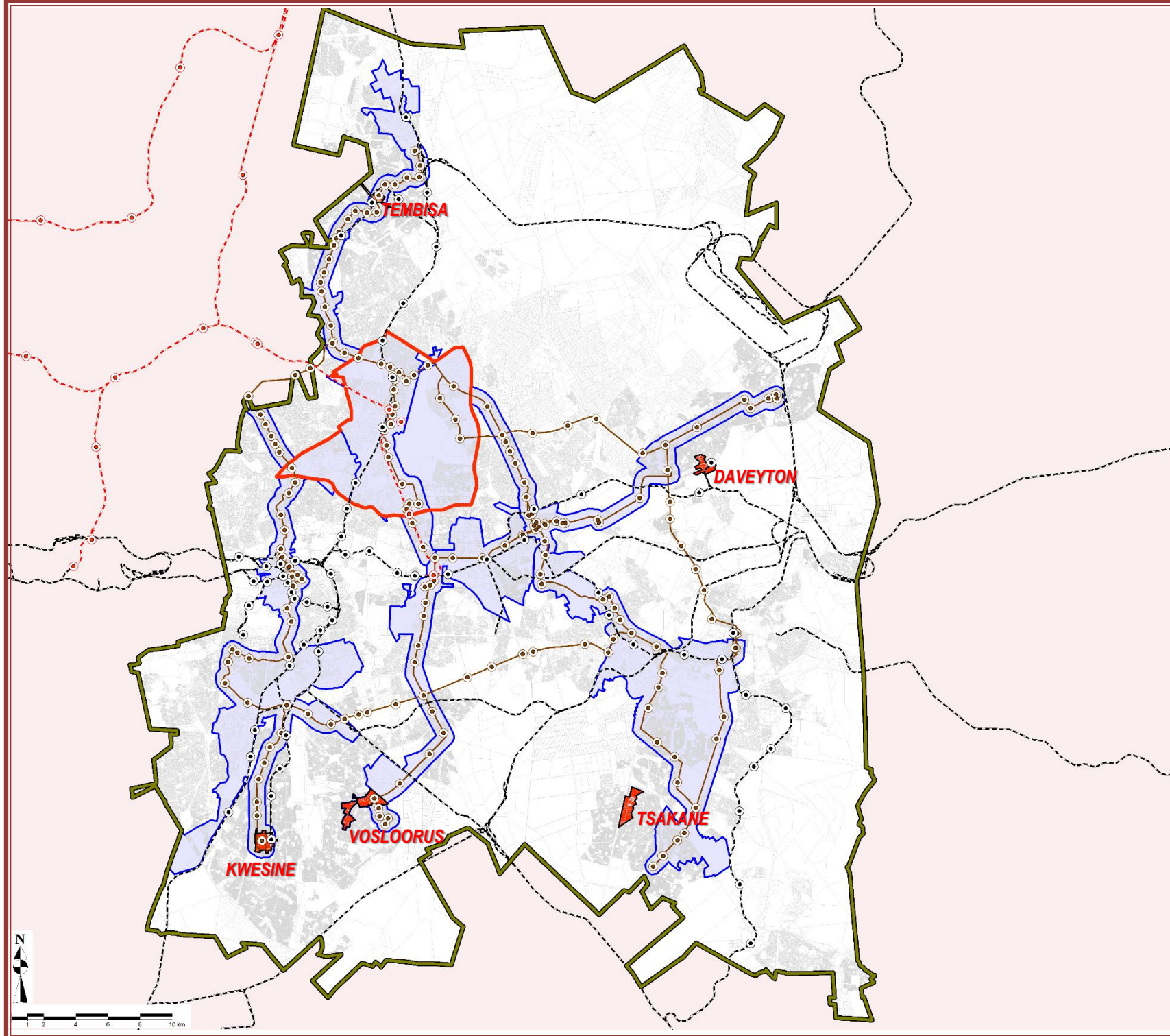
B1.3








**2015 / 2016 BEPP
INTEGRATION ZONES**



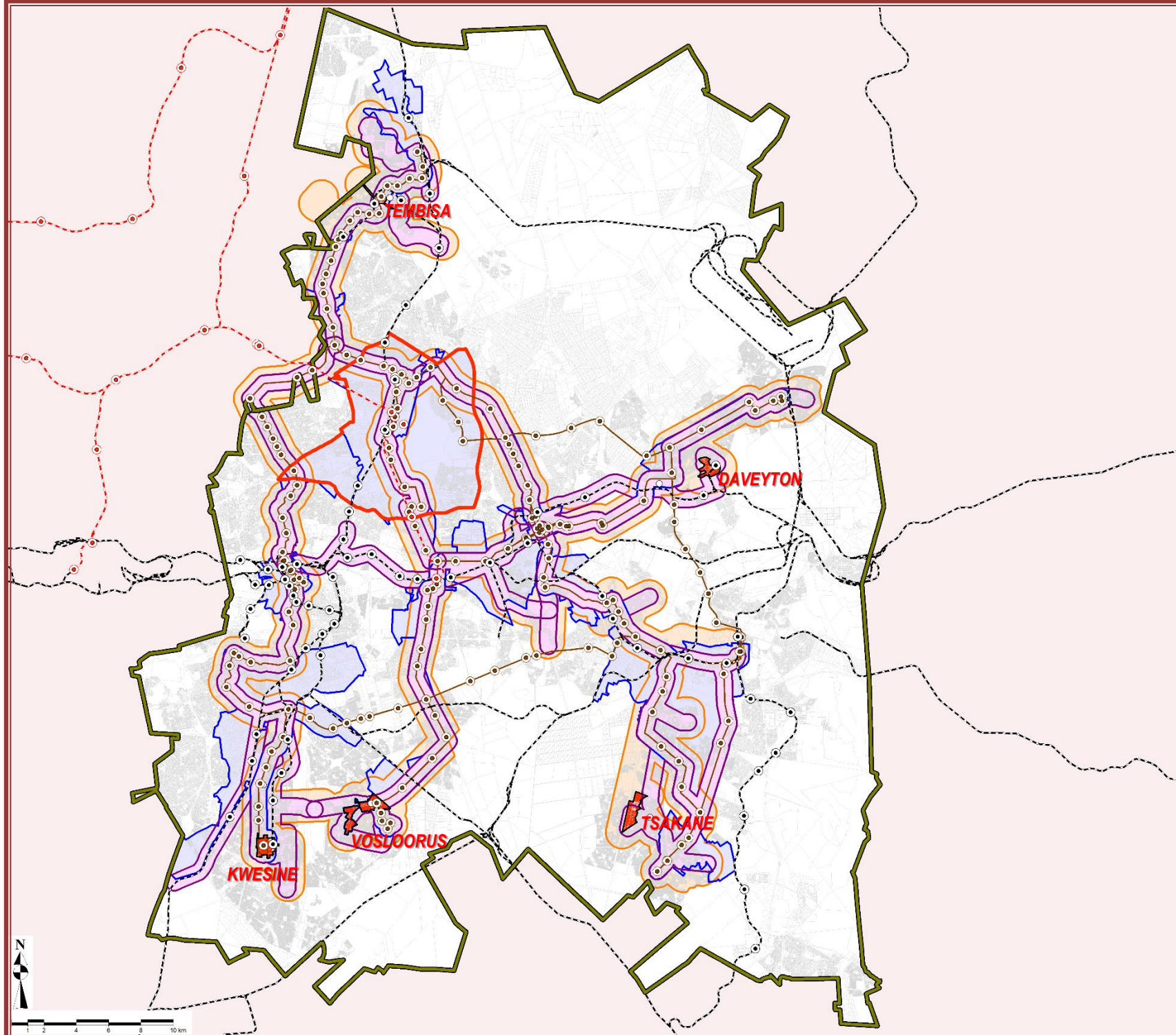
-  EMM Boundary 2016
-  Aerotropolis Core Node
-  Urban Hubs
-  Integration Zone (Sept 2015)
-  Railway & Stations
-  Gautrain Railway line & Station (Current / Proposed)
-  BRT Route & Stops










**2016 / 2017 BEPP
INTEGRATION ZONES**










-  EMM Boundary 2016
-  Aerotropolis Core Node
-  Urban Hubs
-  Integration Zone (Jan 2016)
-  Railway & Stations
-  Gautrain Railway line & Station (Current / Proposed)
-  BRT Route & Stops

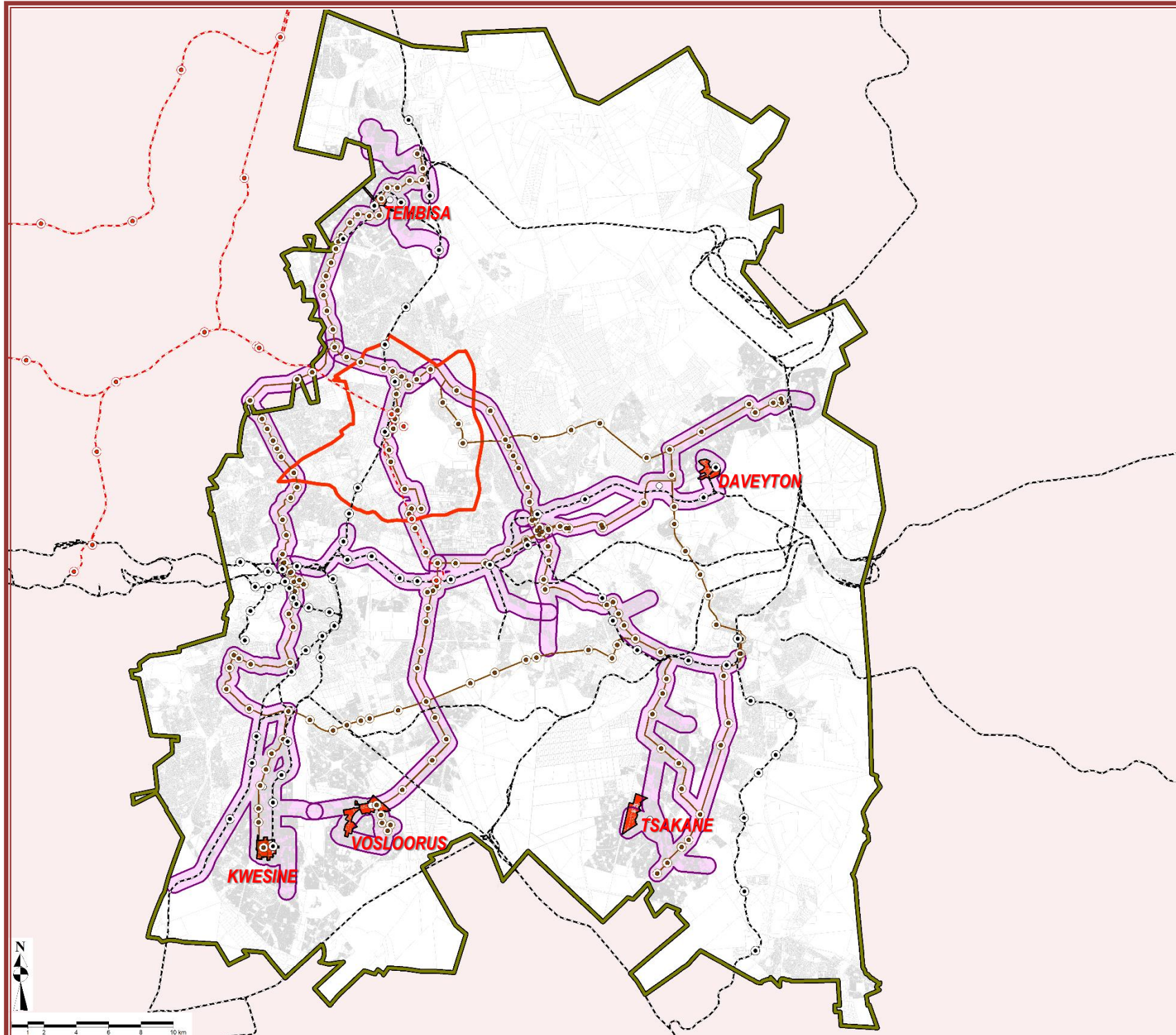
**2015 - 2018 BEPP
INTEGRATION ZONES**



-  EMM Boundary 2016
-  Aerotropolis Core Node
-  Urban Hubs
-  Integration Zone (Sept 2015)
-  Integration Zone (Jan 2016)
-  Integration Zone (Nov 2016)
-  Railway & Stations
-  Gautrain Railway line & Station (Current / Proposed)
-  BRT Route & Stops















**2017 / 2018 BEPP
INTEGRATION ZONES**

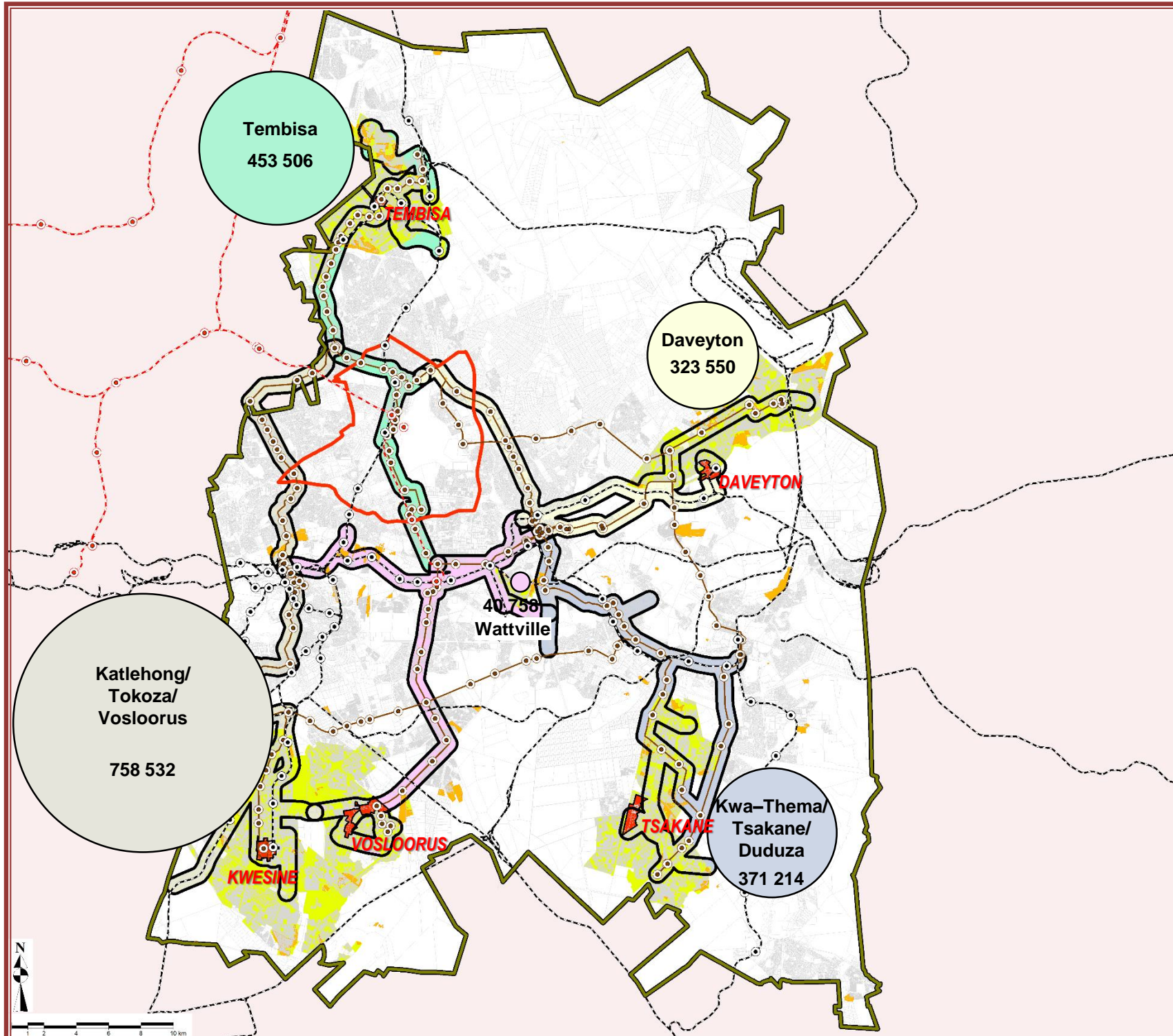
-  EMM Boundary 2016
-  Aerotropolis Core Node
-  Urban Hubs
-  Integration Zone (Nov 2016)
-  Railway & Stations
-  Gautrain Railway line & Station (Current / Proposed)
-  BRT Route & Stops



Figure











**2017 / 2018 BEPP
PRIORITISED
INTEGRATION ZONES**

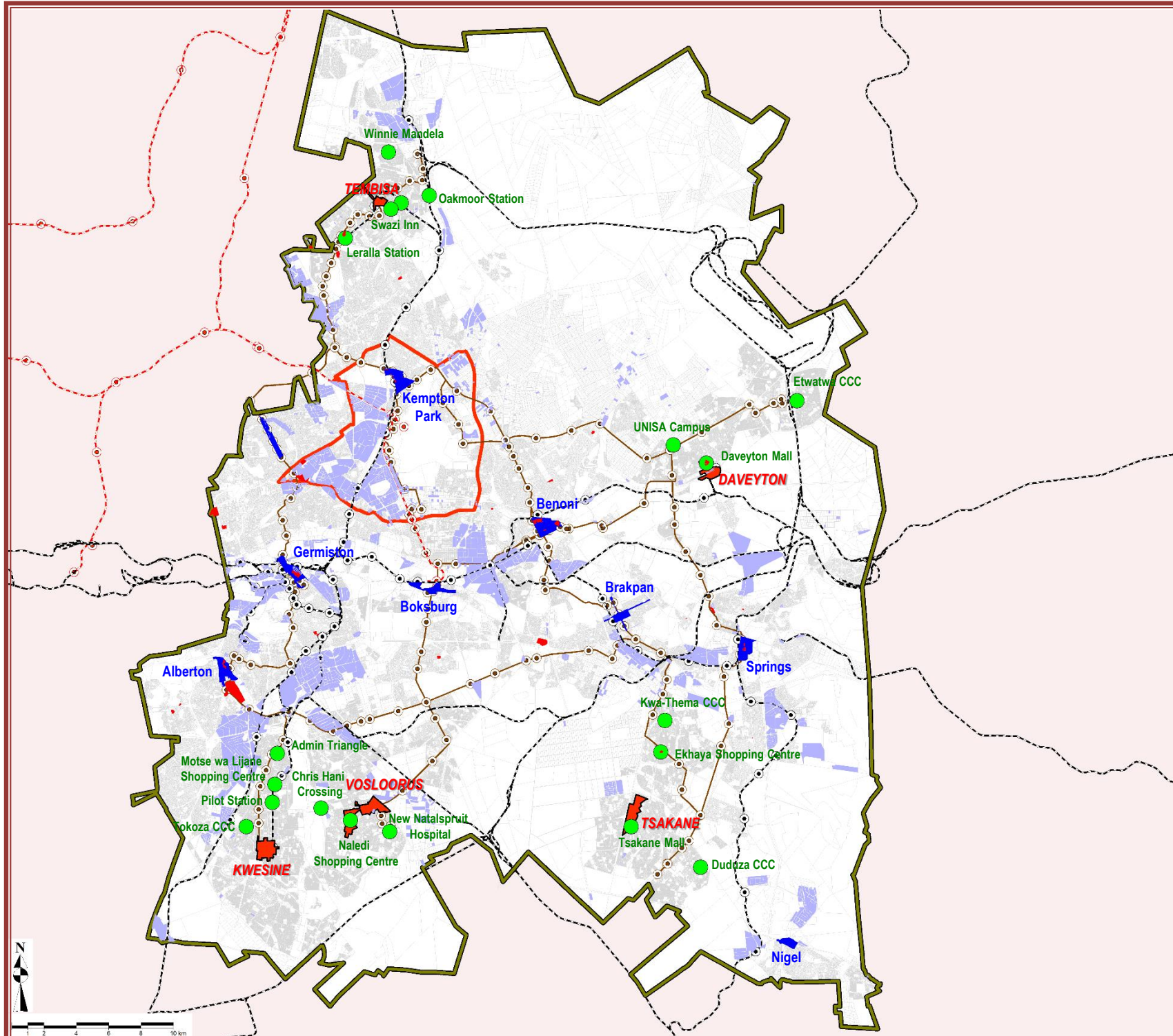
-  EMM_Boundary 2016
-  Aerotropolis Core Node
-  Urban Hubs
-  Integration Zone 1
-  Integration Zone 2
-  Integration Zone 3
-  Integration Zone 4
-  Integration Zone 5
-  Informal Settlements 2016
- STATS SA 2011**
-  Low Income Townships (R0-R3 188 monthly hh income)
-  Low Income Population Stats SA 2011
-  Railway & Stations
-  Gautrain Railway line & Station (Current / Proposed)
-  BRT Route & Stops



Figure











ECONOMIC NODES

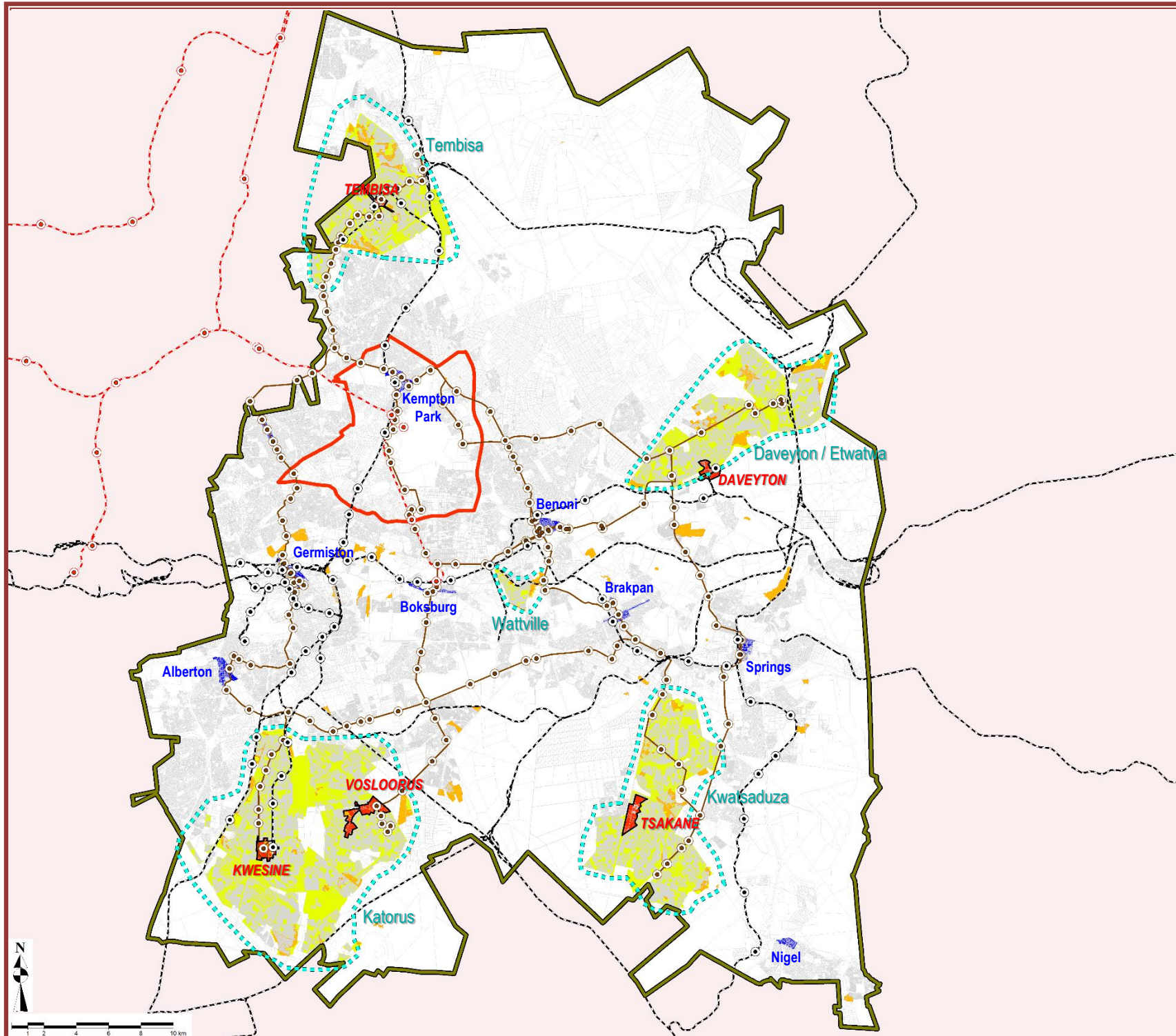
-  EMM Boundary 2016
-  Aerotropolis Core Node
-  Urban Hubs
-  Industrial Areas
-  CBD / Inner Cities
-  Shopping Centre
-  Secondary Node
-  Railway & Stations
-  Gautrain Railway line & Station (Current / Proposed)
-  BRT Route & Stops



Figure




















MARGINALISED AREAS

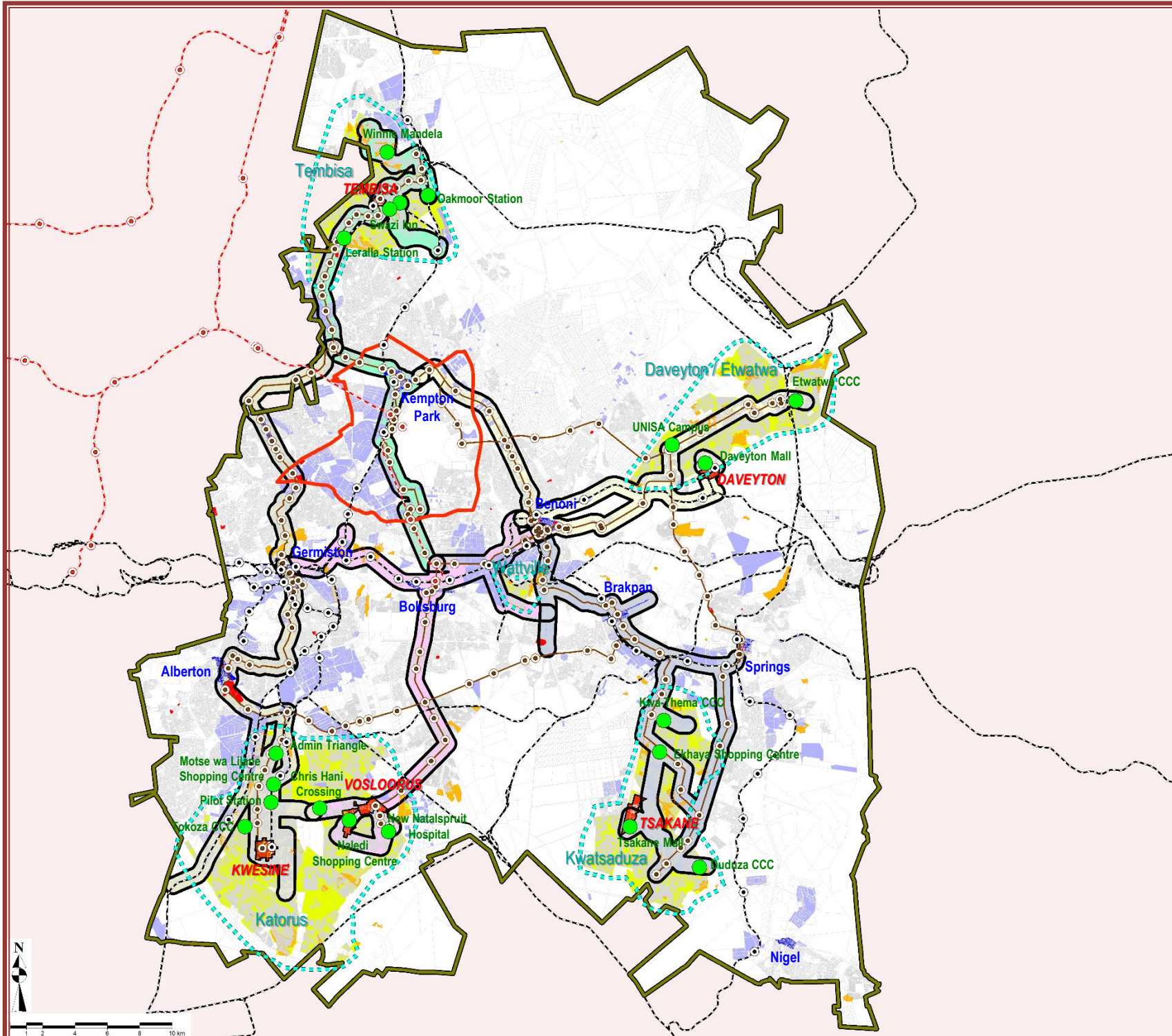
-  EMM_Boundary 2016
-  Aerotropolis Core Node
-  Urban Hubs
-  CBD / Inner Cities
-  Informal Settlements 2016
-  Marginalised Areas
- STATS SA 2011**
-  Low Income Townships
(R0-R3 188 monthly hh income)
-  Railway & Stations
-  Gautrain Railway line
& Station (Current / Proposed)
-  BRT Route & Stops



Figure

**URBAN NETWORK-
COMPILATION MAP**

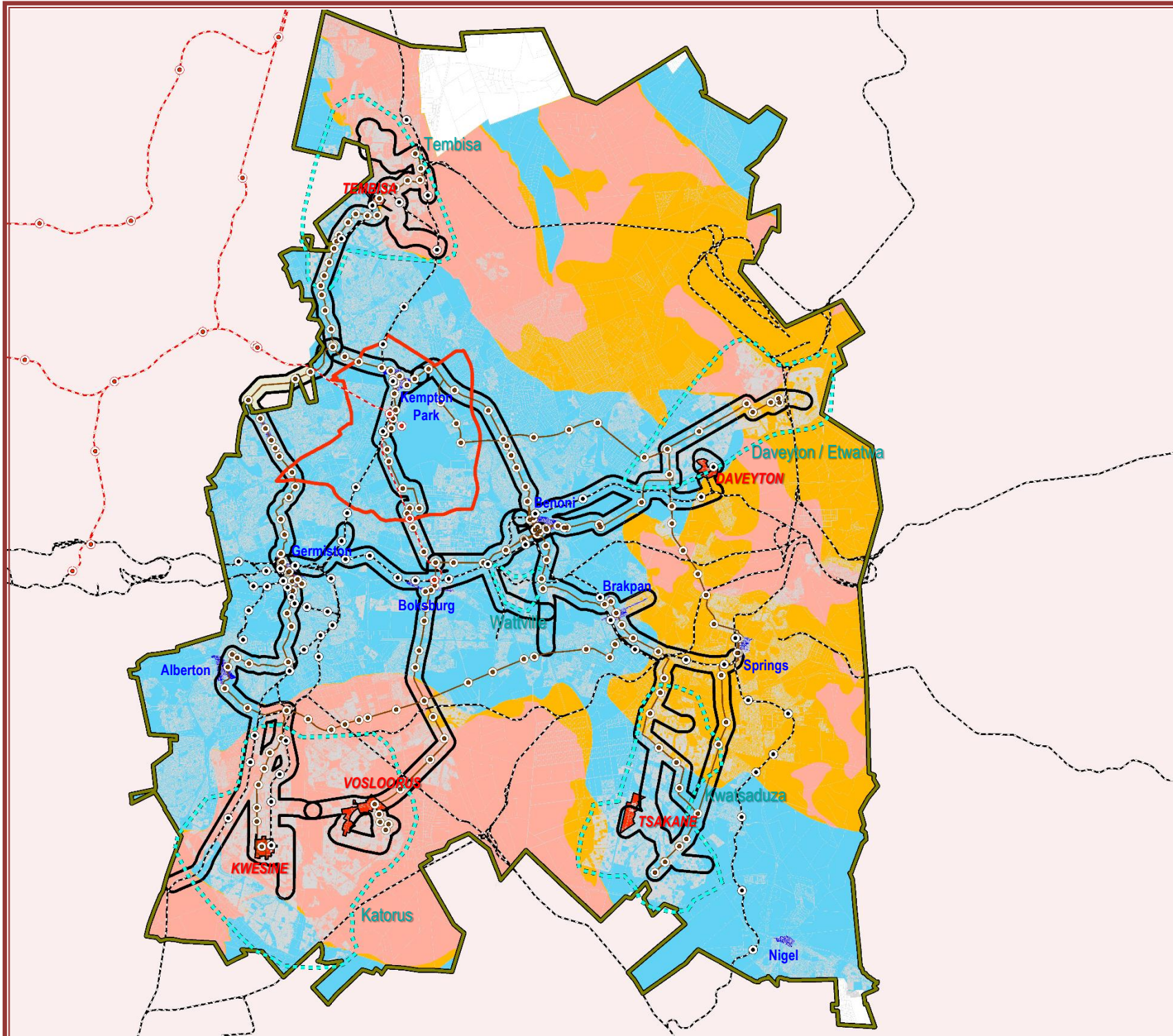
-  EMM Boundary 2016
-  Aerotropolis Core Node
-  Integration Zone 1
-  Integration Zone 2
-  Integration Zone 3
-  Integration Zone 4
-  Integration Zone 5
-  Industrial Area
-  Urban Hubs
-  CBD / Inner Cities
-  Shopping Centre
-  Informal Settlements 2016
-  Secondary Node
-  Marginalised / Peripheral Townships
-  Low Income Townships (R0-R3 188 monthly hh income)
-  Population
-  Railway & Stations
-  Gautrain Railway line & Station (Current / Proposed)
-  BRT Route & Stops



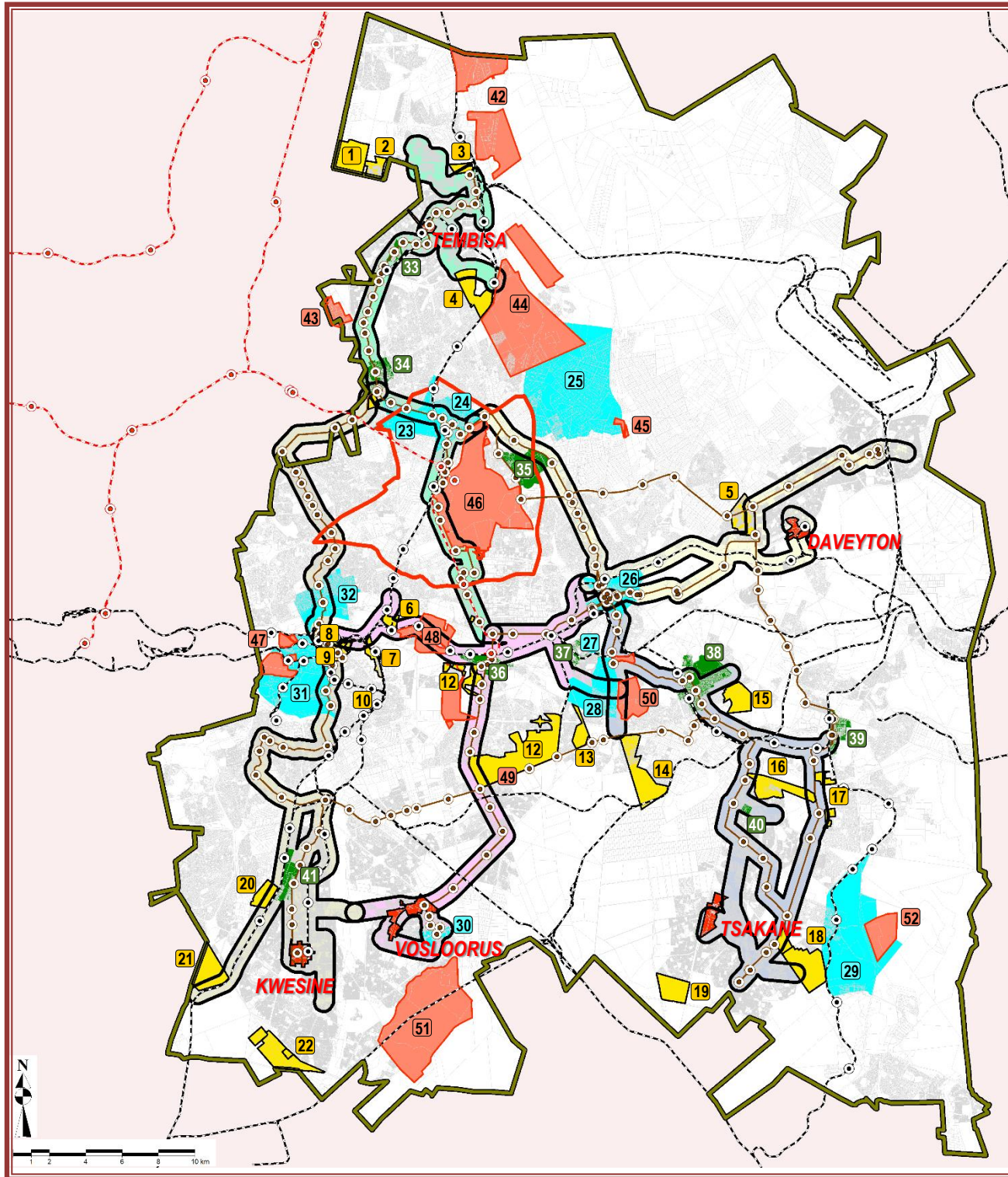
Figure

DOLOMITE AREAS

-  EMM Boundary 2016
 -  Aerotropolis Core Node
 -  Integration Zone 1
 -  Integration Zone 2
 -  Integration Zone 3
 -  Integration Zone 4
 -  Integration Zone 5
 -  Industrial Area
 -  Urban Hubs
 -  CBD / Inner Cities
 -  High Risk Dolomite
 -  Medium Risk Dolomite
 -  No Dolomite
-
-  Railway & Stations
 -  Gautrain Railway line & Station (Current / Proposed)
 -  BRT Route & Stops



Figure



No.	Project Name
1	Clayville Ext 50
2	Clayville Ext 45
3	Old Mutual Land (Winnie Mandela New Land)
4	Esselen Park
5	Chief A Luthuli Ext 6
6	Balmoral Block
7	Good Hope
8	Pirowville
9	Erf 808 Germiston South (Fire Station)
10	Delville x9
12	Leeuwpoort 113 IR
13	Van Dyk Park
14	Van Eck Park
15	Brakpan Old Location
16	Rietfontein - Kwa-Thema
17	Rietfontein 93/128IR
18	Duduza
19	Tsakane Ext 22
20	Palmietfontein 57
21	Zwartkopjes Farm
22	Rietspruit 152-IR, Rietfontein 153-IR, Palm Ridge x10, 11
23	Dries Niemand
24	Kempton Park CBD
25	Bredell
26	Benoni CBD
27	Actonville Sports Grounds
28	Leeupan - Brakpan Airport
29	Dunnottar - John Dube
30	Thelle Moegerane
31	Germiston Lake - Rand Airport
32	Primrose
33	BRT Andrew Mapheto / Brian Mazebuko
34	BRT - China Gate / Terenure
35	Aerotropolis City Centre (ACC)
36	Boksburg CBD
37	Actonville Node
38	Brakpan CBD
39	Springs CBD
40	Kwa-Thema CBD
41	Old Natalspruit - Tokoza
42	M&T Development
43	Lords View Estate
44	Riverfields
45	Glen Gory
46	OR Tambo Int
47	S & J International
48	Green Reef
49	Leeuwpoort
50	Carnival Junction
51	Tambo Springs
52	Prase Gibela



EKURHULENI BEPP 2017/2018

INTEGRATION ZONES IN RELATION TO EMM PRECINCTS
















- EMM_Boundary_2016
- Aerotropolis Core Node
- BufferInt1
- BufferInt2
- BufferInt3
- BufferInt4
- BufferInt5
- Urban Hubs
- Mega Projects (1 - 22)
- MSP Precinct (Current) (23 - 32))
- MSP Precinct (Proposed) (33 - 41))
- SUDA (42 - 52)
- Railway & Stations
- Gautrain Railway line & Station (Current / Proposed)
- BRT Route & Stops

Figure

IZ 1

DETAIL

**SPATIAL CONCEPT
INTEGRATION ZONE 1**

-  EMM Boundary 2016
-  Aerotropolis Core Node
-  Integration Zone 1
-  Industrial Area
-  Urban Hubs
-  CBD / Inner Cities
-  Shopping Centre
-  Informal Settlements 2016
-  Secondary Node
-  Marginalised / Peripheral Townships
-  Low Income Townships (R0-R3 188 monthly hh income)
-  Railway & Stations
-  Gautrain Railway line & Station (Current / Proposed)
-  BRT Route & Stops
-  Minibus Taxi Route & Stops

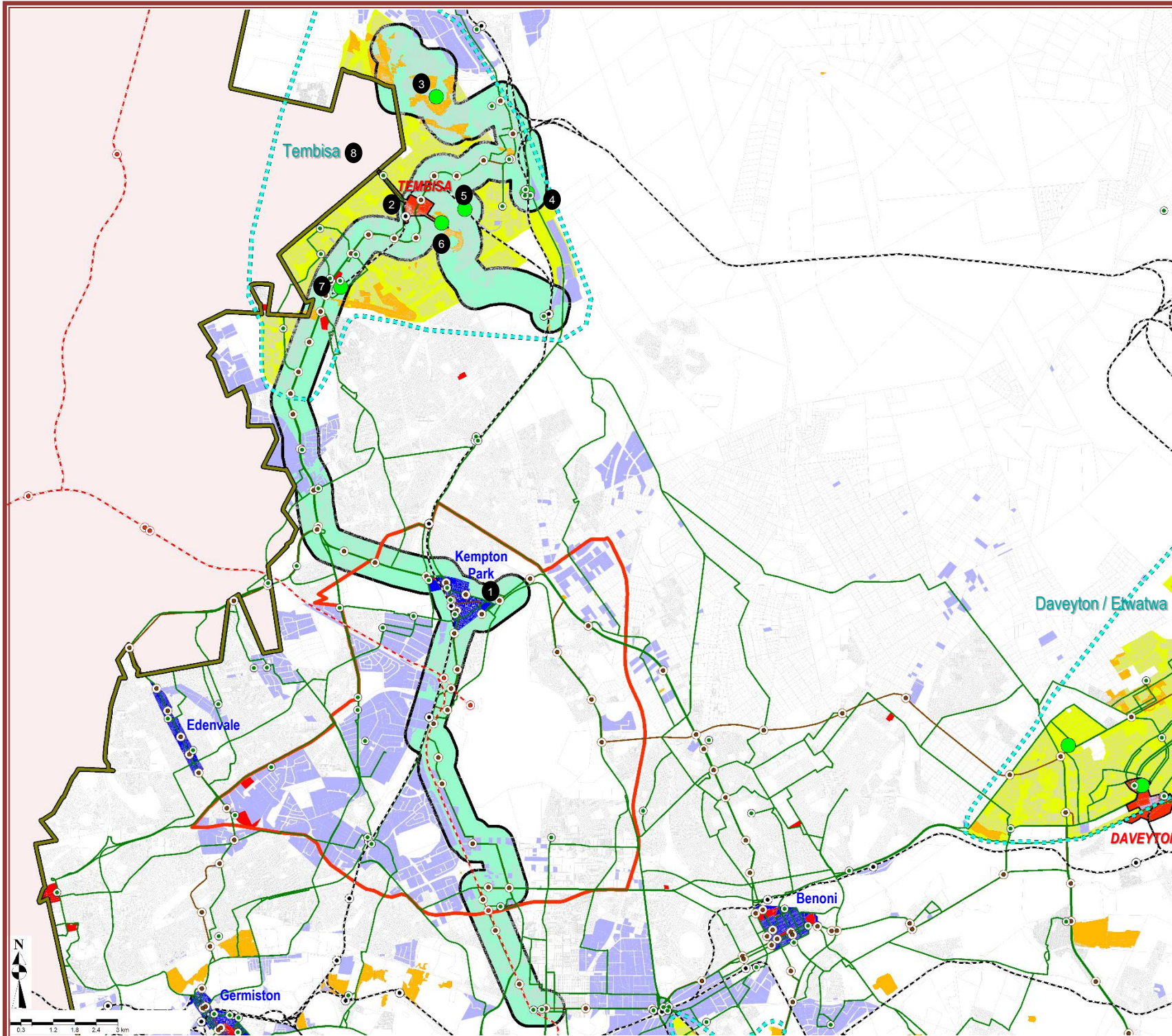
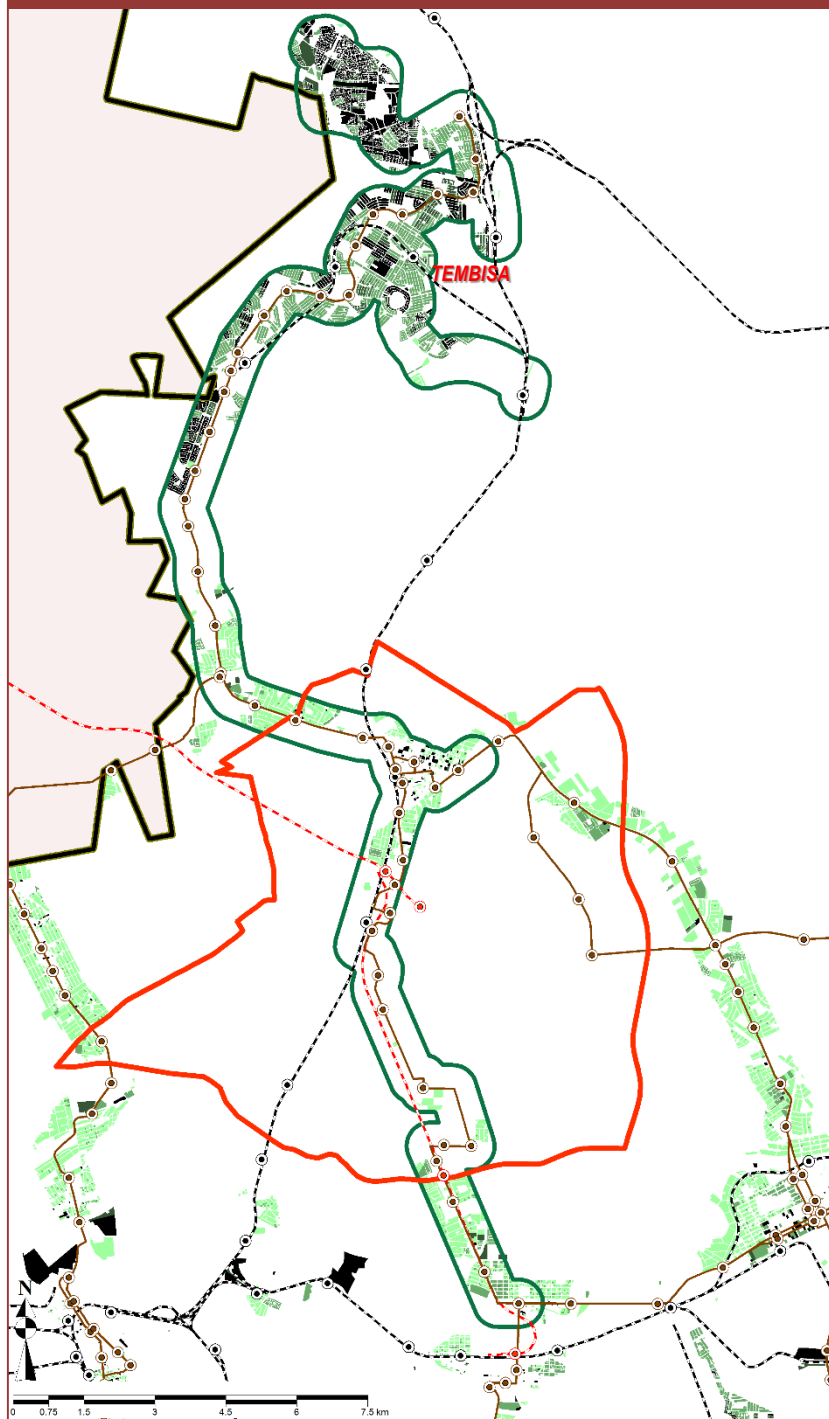
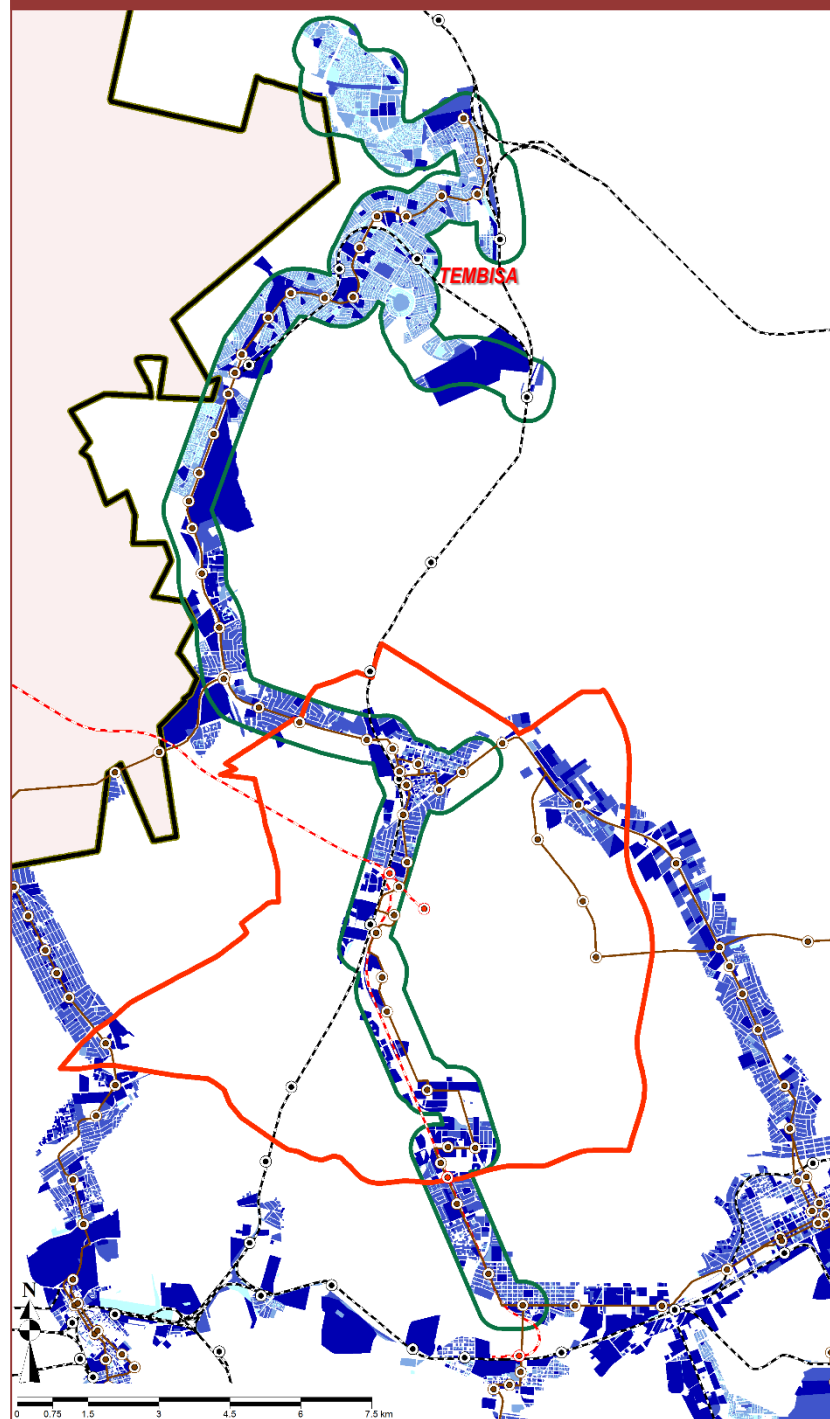


Figure B1.21.1

BASELINE RESIDENTIAL DENSITY



VALUATION ROLL



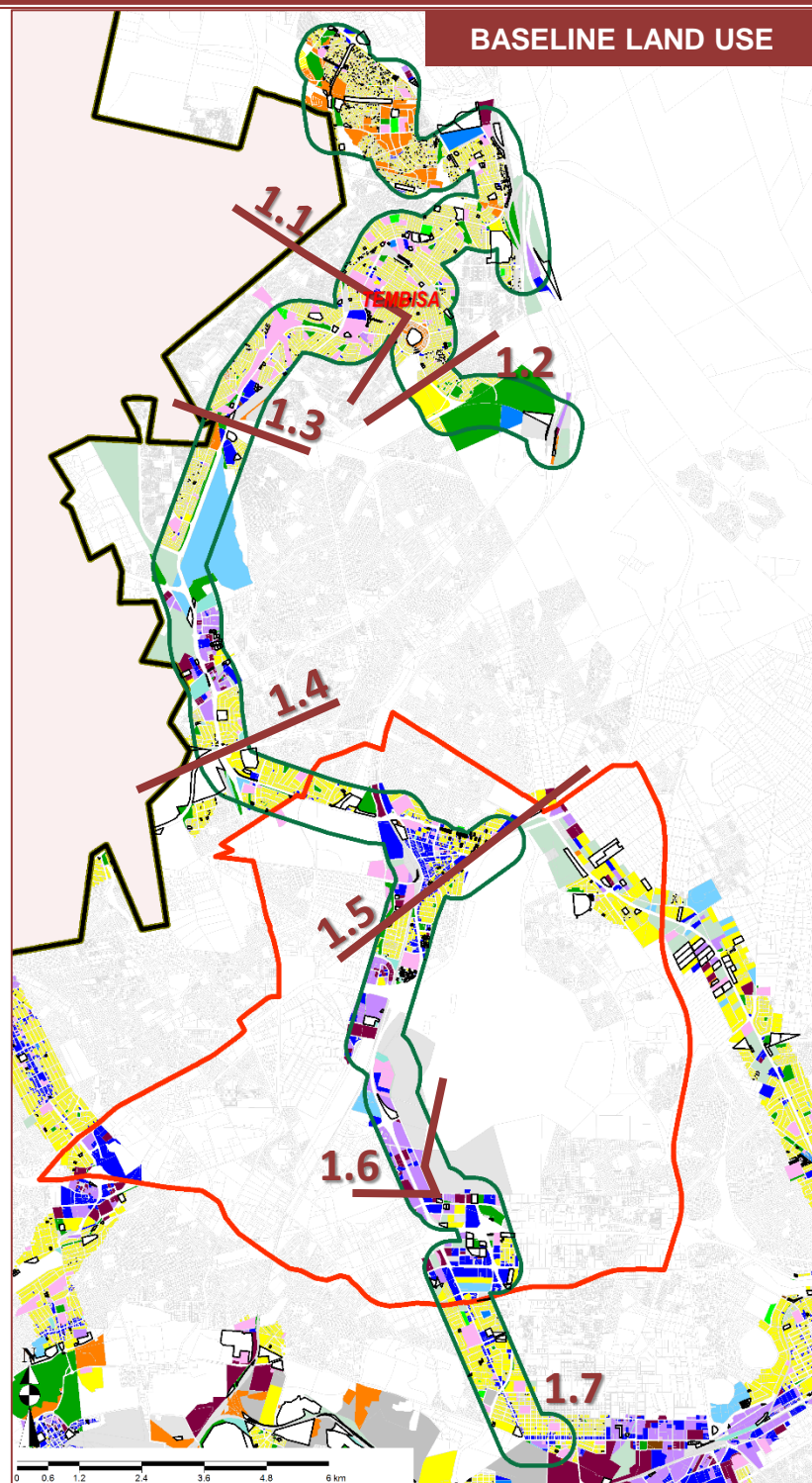
Density (DU/HA)

- 1 to 20
- 21 to 60
- 61 to 80
- 81+

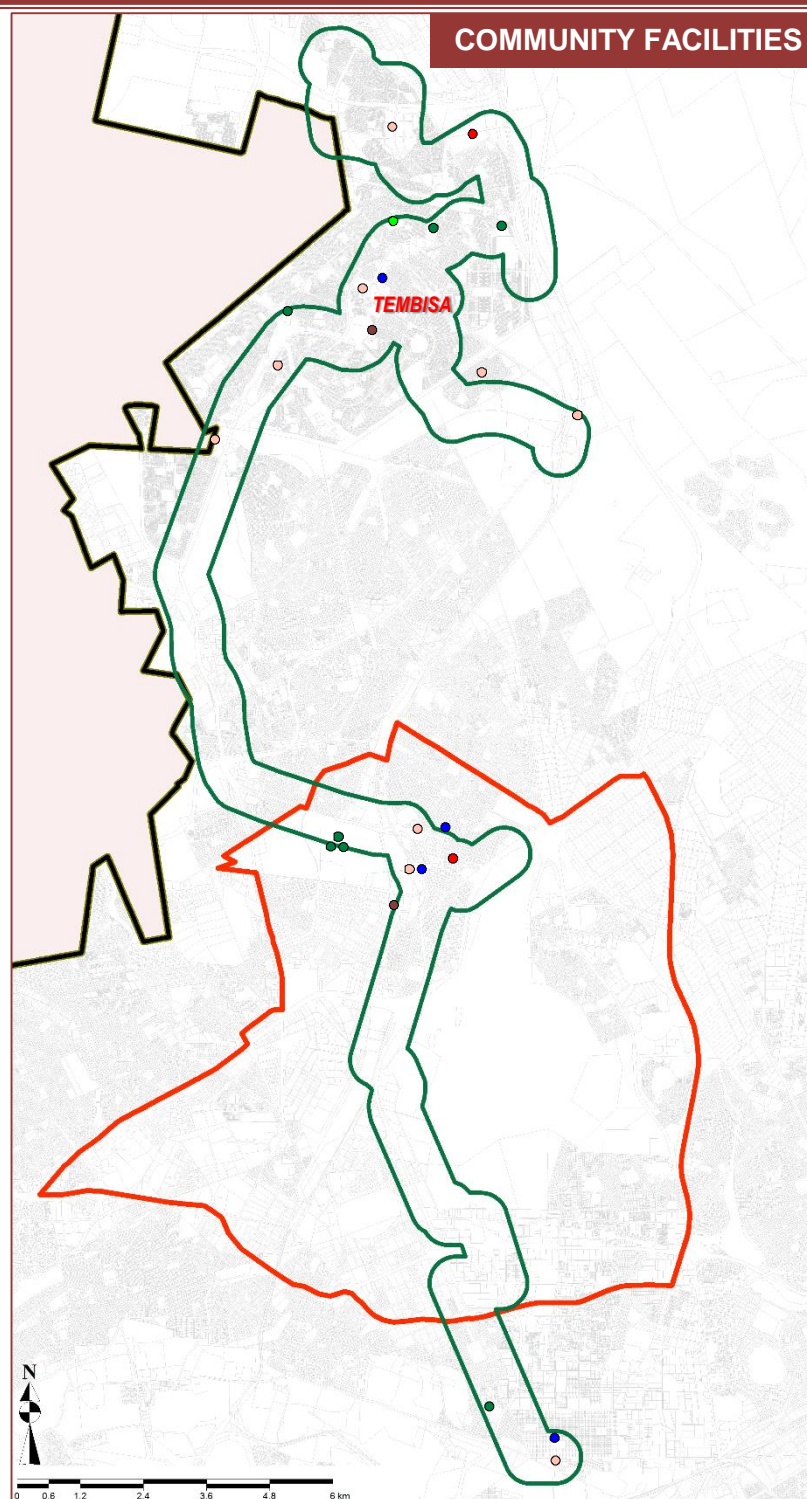
Valuation

- R1 to R199 999
- R200 000 to R499 999
- R500 000 to R2 499 999
- R2 500 000+

BASELINE LAND USE



COMMUNITY FACILITIES



BASELINE LAND USE MIX AND COMMUNITY FACILITIES

INTEGRATION ZONE 1

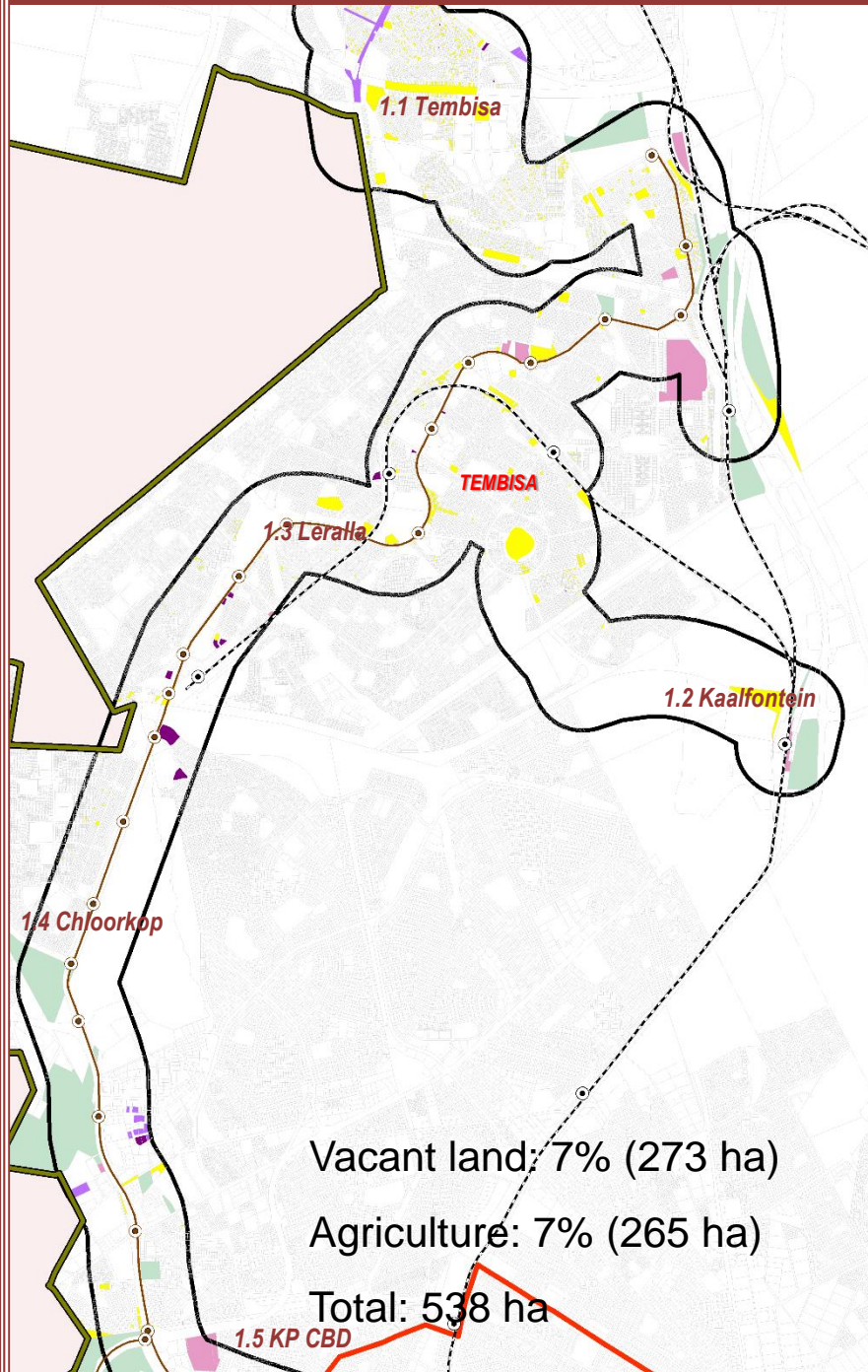
Facilities

-  Clinics
-  Fire_Stations
-  Hospitals
-  Police_Stations
-  Sports_Facilities
-  Colleges
-  Tertiary Institutions

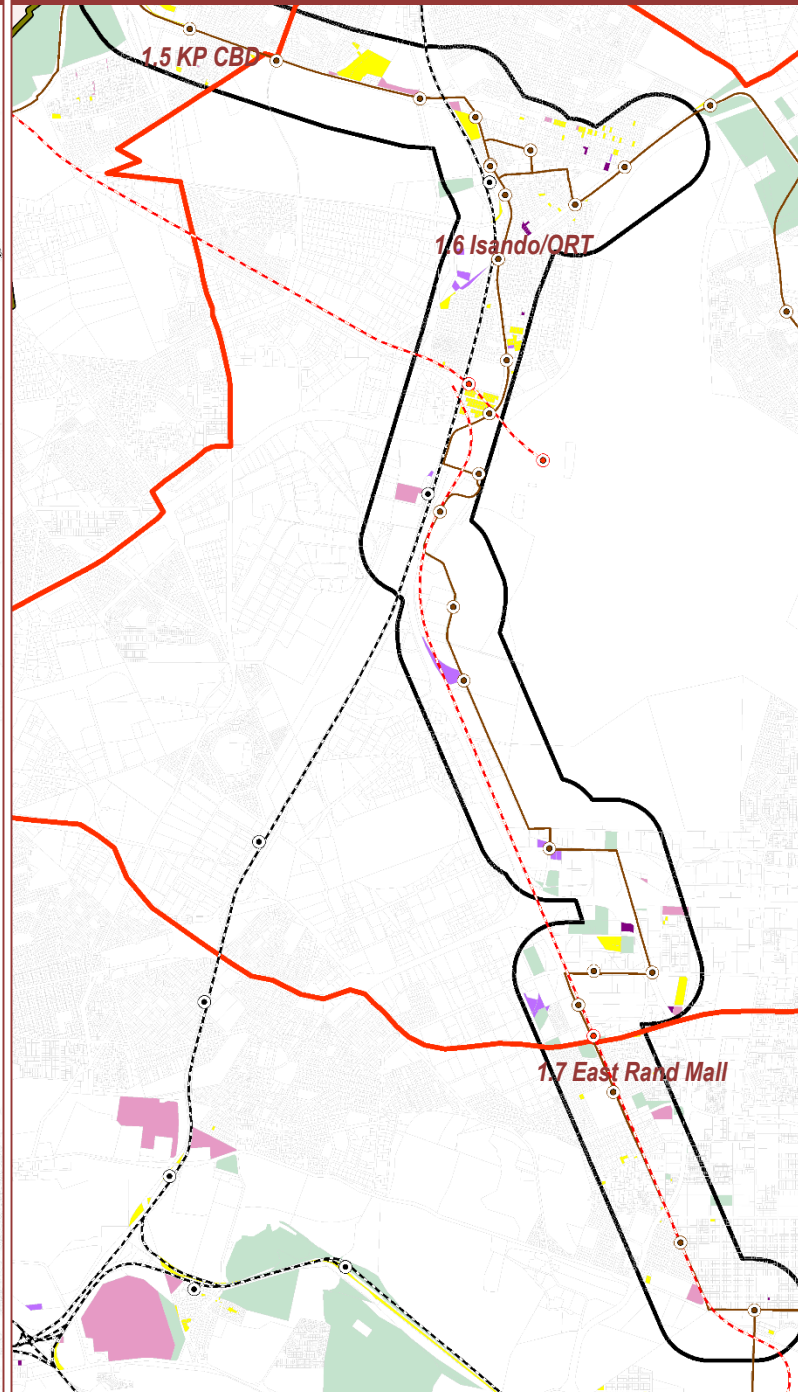
GenLandUse

-  Agriculture
-  Business
-  Commercial
-  Community Facilities
-  Government/Municipal
-  Industrial
-  Informal Residential
-  Mining
-  Open Space
-  Other/Unknown
-  Parking
-  Residential
-  Sport facility
-  Tertiary Social Facility
-  Transport
-  Utilities
-  Vacant

NORTHERN PART IZ 1 : VACANT AND UNDERUTILISED LAND













SOUTHERN PART IZ 1 : VACANT AND UNDERUTILISED LAND



VACANT AND UNDERUTILISED LAND INTEGRATION ZONE 1

Vacant and Underutilised

-  Agriculture
-  SH: Agriculture
-  SH: Commercial/industrial
-  SH: Other
-  Vacant: Commercial
-  Vacant: Farm
-  Vacant: Industrial
-  Vacant: Other
-  Vacant: Residential
-  Vacant: Small holding

PUBLIC TRANSPORT FACILITIES

This map illustrates the public transport network in the City of Johannesburg. It features several bus routes color-coded as follows:

- Green routes:** These routes are distributed across the city, connecting various suburban areas like Oakmoor, Kaalfontein, Birchleigh, and Isando to the central business district.
- Red routes:** These routes are primarily located in the central and southern parts of the city, including areas like Van Riebeeckpark and Kington Park.
- Black routes:** These routes are concentrated in the central business district and surrounding areas like Limindela and Tembisa.
- Orange routes:** These routes are located in the northern part of the city, including areas like Leratla and Kaalfontein.

The map also shows the locations of major bus stations, marked with red dots, and the boundaries of the City of Johannesburg, marked with a thick black line. A scale bar and a north arrow are provided in the bottom left corner.

A map titled "WALKABILITY" in a red box at the top left. The map shows a complex network of green lines representing paths or roads. Various colored circles are placed along these paths: red circles, black circles, and brown circles. Some areas are highlighted with dashed red outlines. A scale bar at the bottom indicates distances from 0 to 7.5 km. The background includes land parcels outlined in black and some colored regions like yellow, green, and blue.



Figure B1.21.5

WATER RESERVOIR CAPACITY IZ1

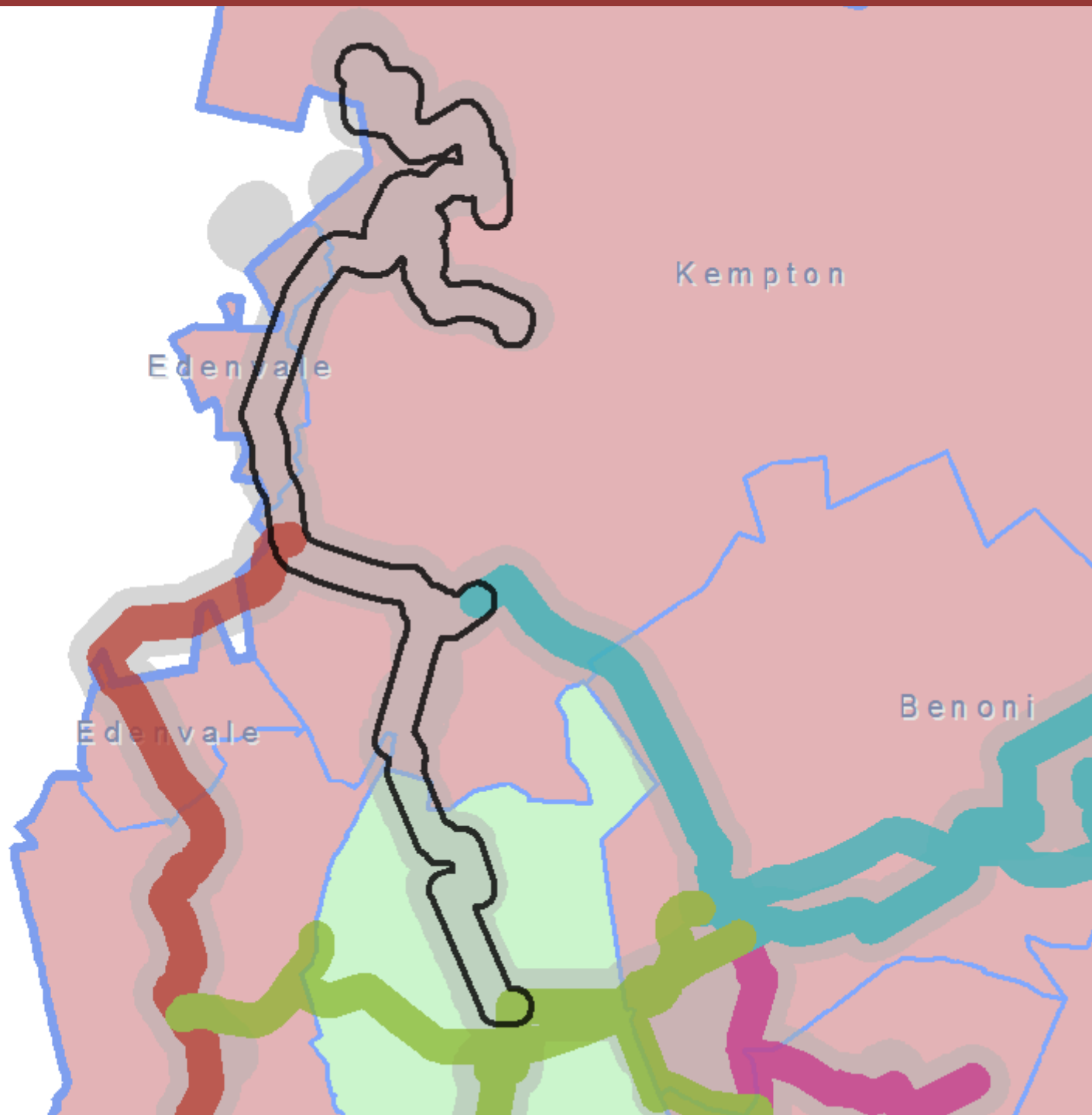


EKURHULENI BEPP
2017/2018

BULK INFRASTRUCTURE

INTEGRATION ZONE 1

Water Reservoir Capacity



Integration Zone
Reservoir Capacity
No Capacity
Spare Capacity

Integration Zone
Integration Zone 1
Integration Zone 2
Integration Zone 3
Integration Zone 4
Integration Zone 5

Figure B1.21.6

WWTW CAPACITY IZ1



**EKURHULENI BEPP
2017/2018**

**BULK
INFRASTRUCTURE
INTEGRATION ZONE 1**

WWTW Capacity

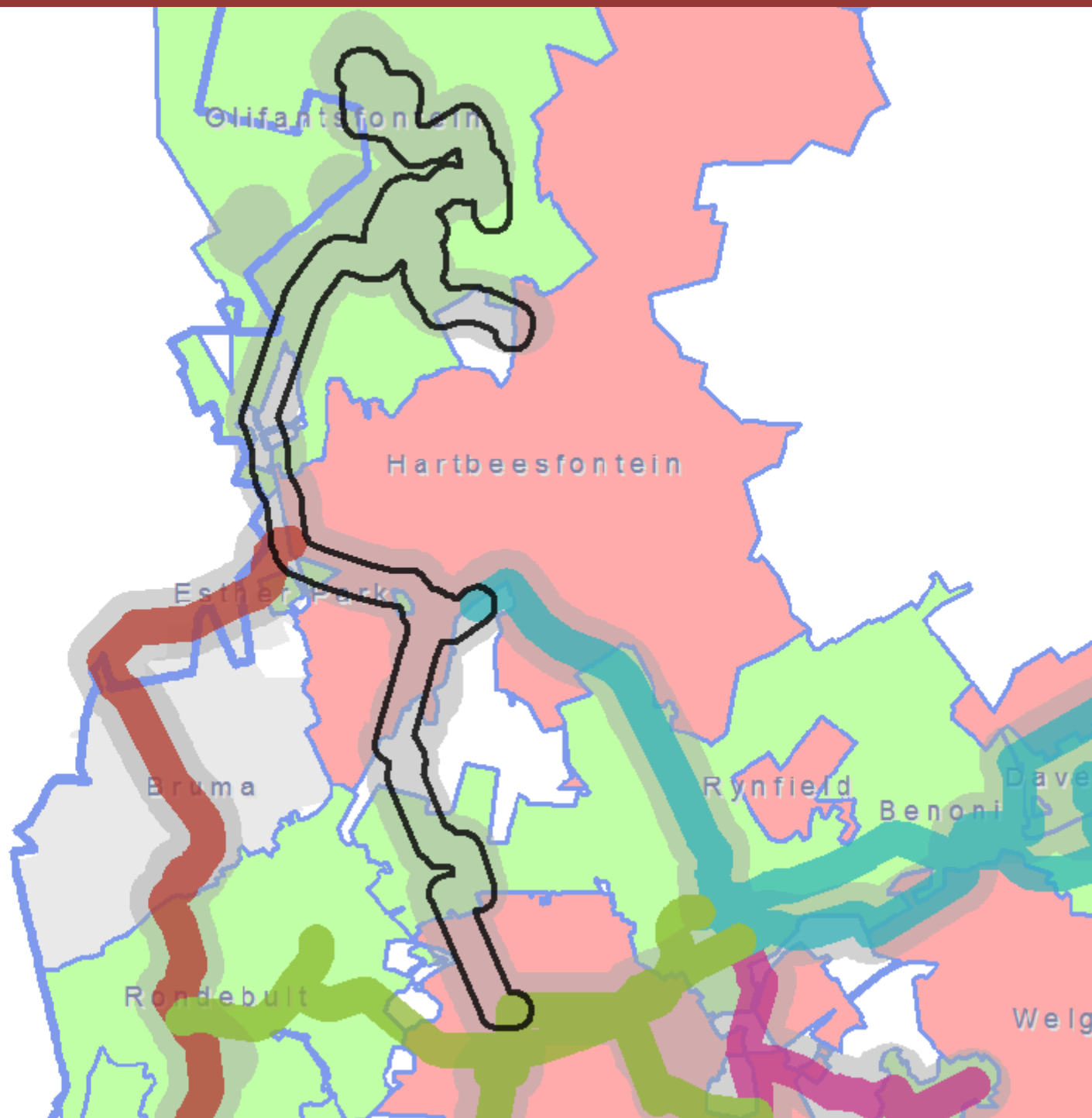
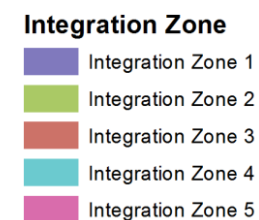
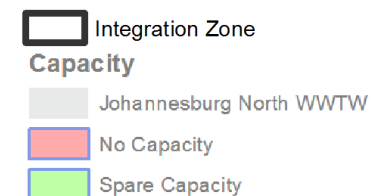
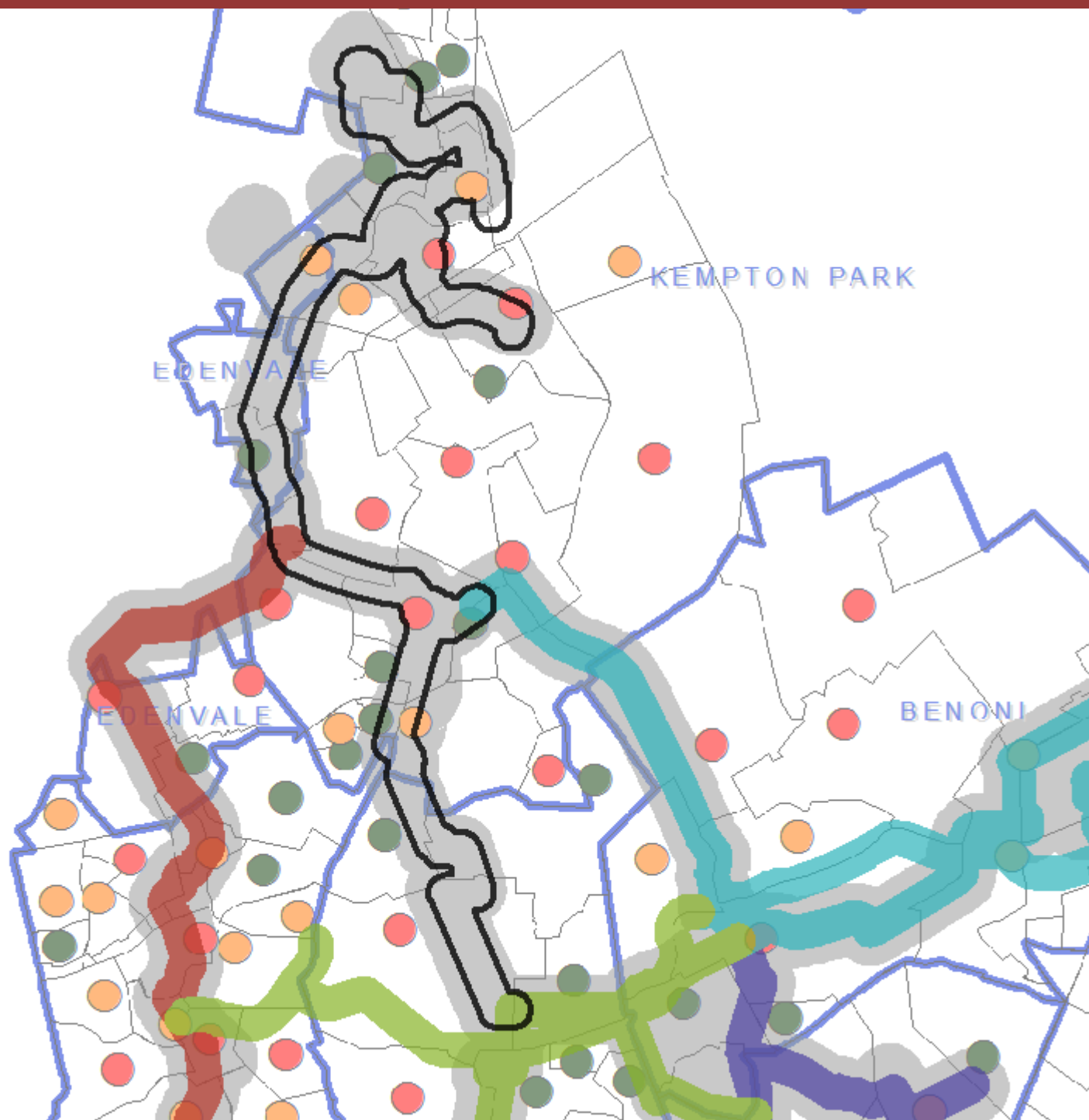


Figure B1.21.7

SUBSTATION CAPACITY IZ1

**BULK
INFRASTRUCTURE
INTEGRATION ZONE 1**

Substation Capacity

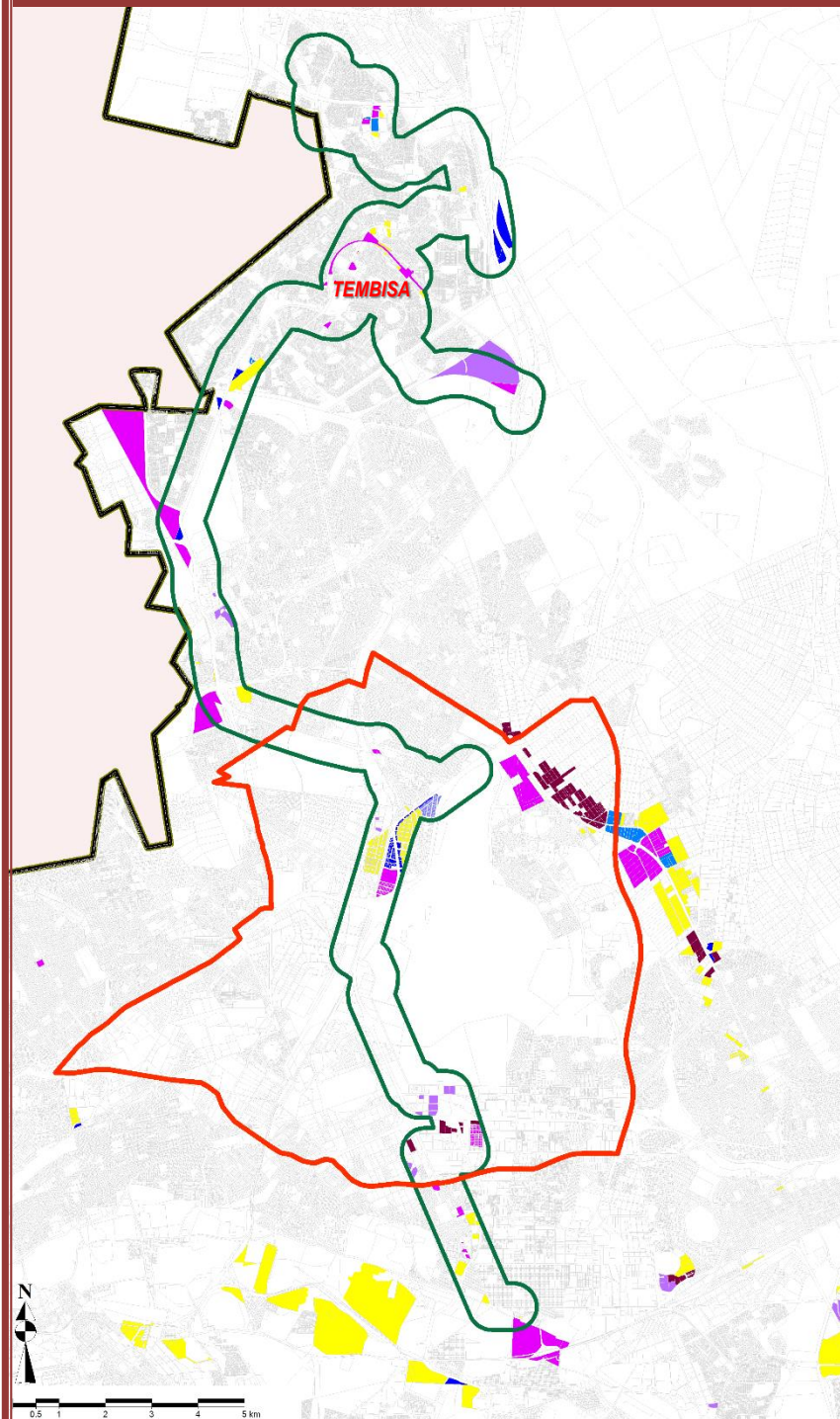


- Substation Zones
- Integration Zone
- Capacity
- No Spare Capacity (37)
 - Spare Installed Capacity, Over Firm Capacity (43)
 - Spare Firm and Installed Capacity (47)

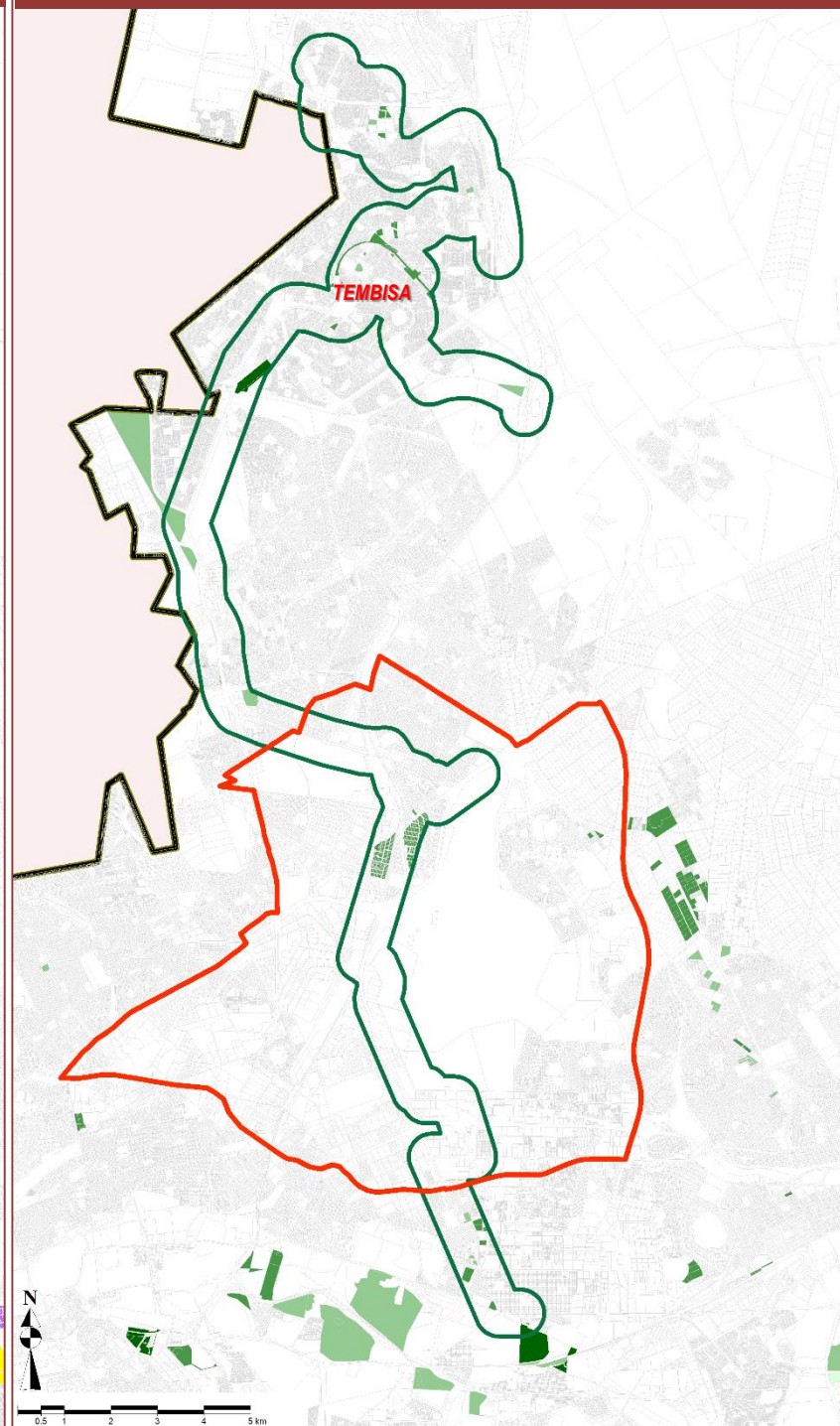
Integration Zone

- Integration Zone 1
- Integration Zone 2
- Integration Zone 3
- Integration Zone 4
- Integration Zone 5

LAND USE CATEGORY



RESIDENTIAL DENSITY



IZ TARGET MODEL: LAND USE CATEGORY AND RESIDENTIAL DENSITY

INTEGRATION ZONE 1

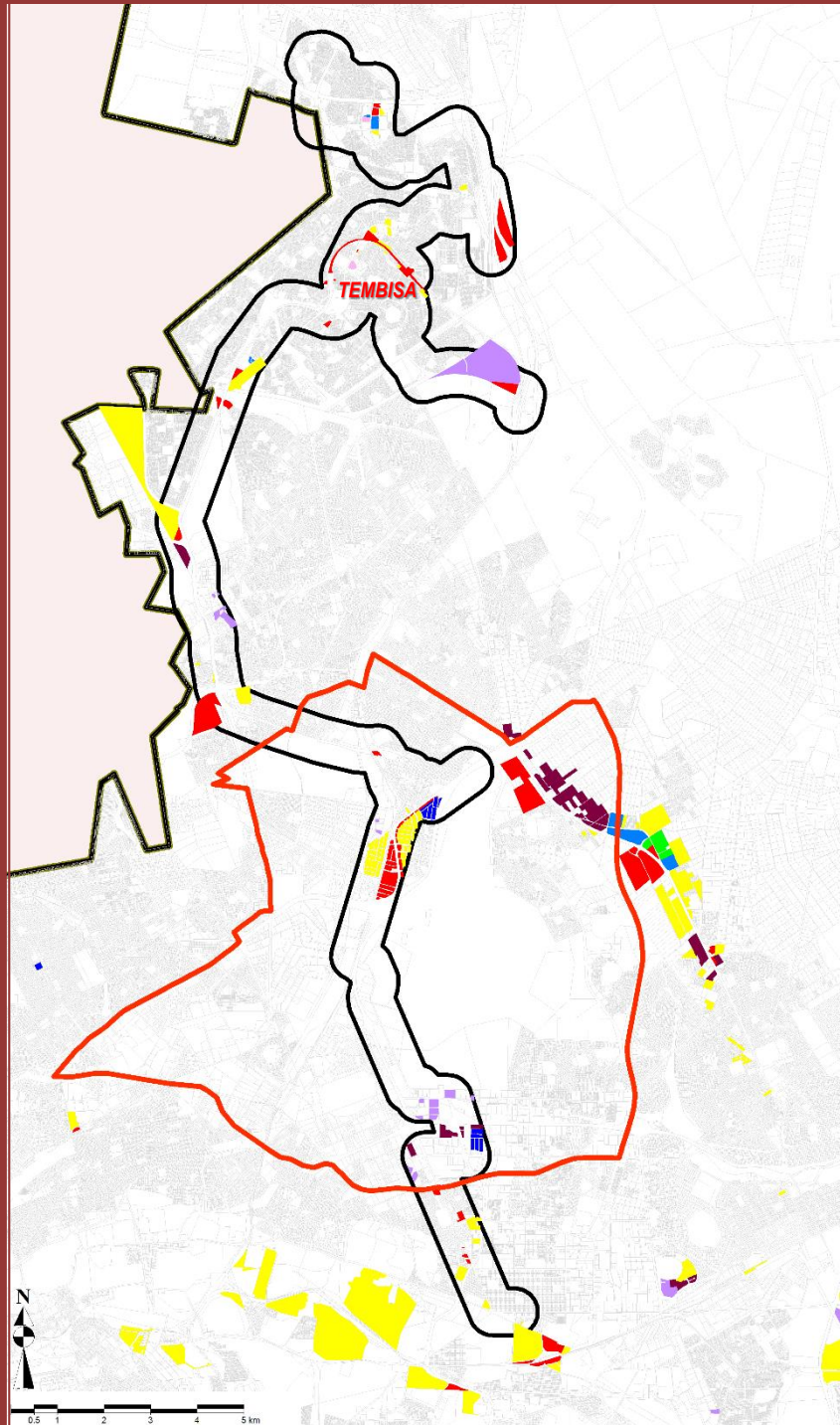
LAND USE CATEGORY

- Business Greenfields
- Business Intensification
- Business Redevelopment
- Commercial Greenfields
- Commercial Redevelopment
- Industrial Greenfields
- Institutional Greenfields
- Institutional Redevelopment
- Mixed Use Greenfields
- Mixed Use Redevelopment
- Office Redevelopment
- Residential Densification
- Residential Greenfields
- Residential Redevelopment

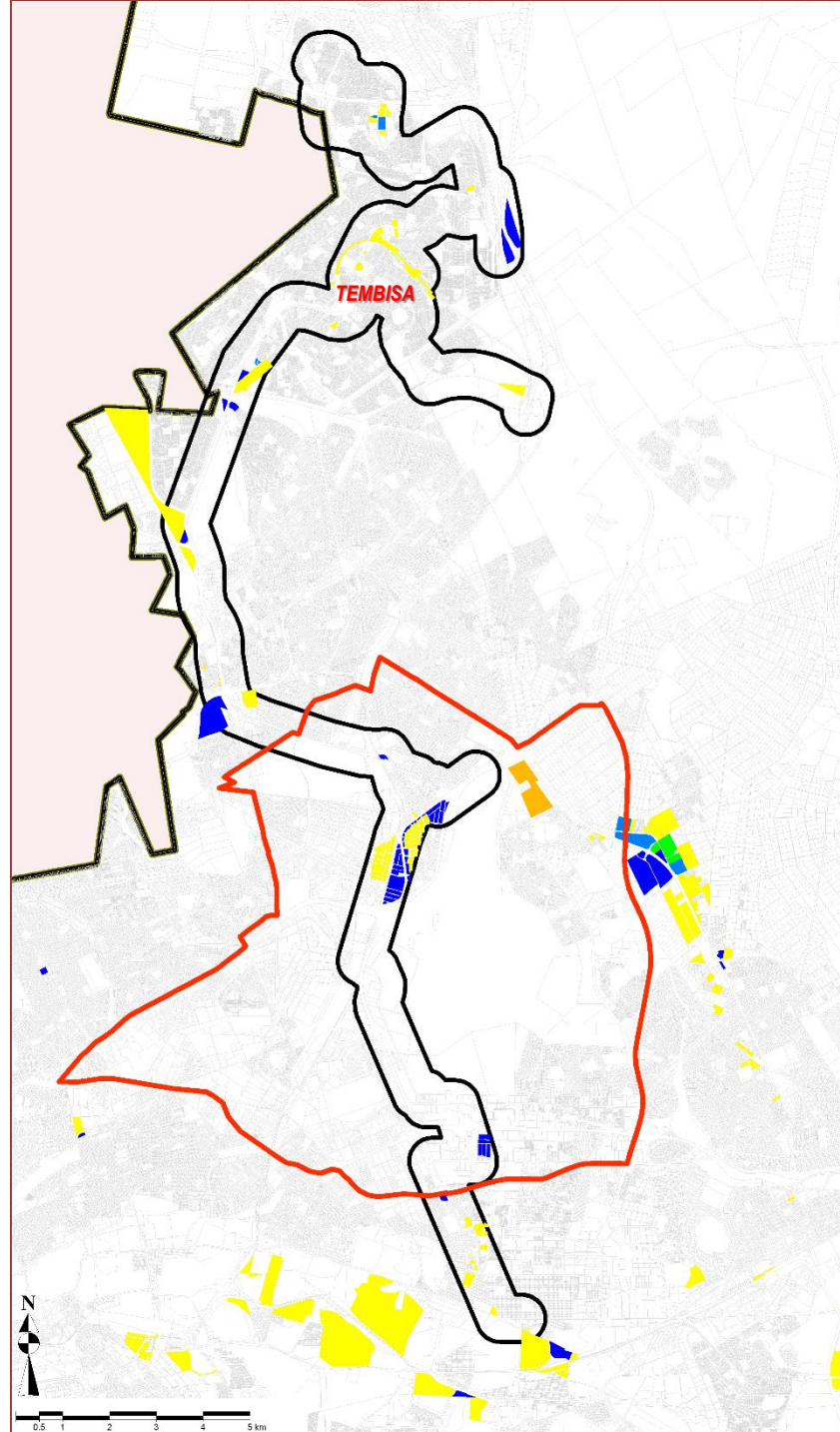
RESIDENTIAL DENSITY (DU/HA)

- 1 to 20
- 21 to 60
- 61 to 80
- 81+

LAND USE - GROUND FLOOR



LAND USE - FIRST FLOOR



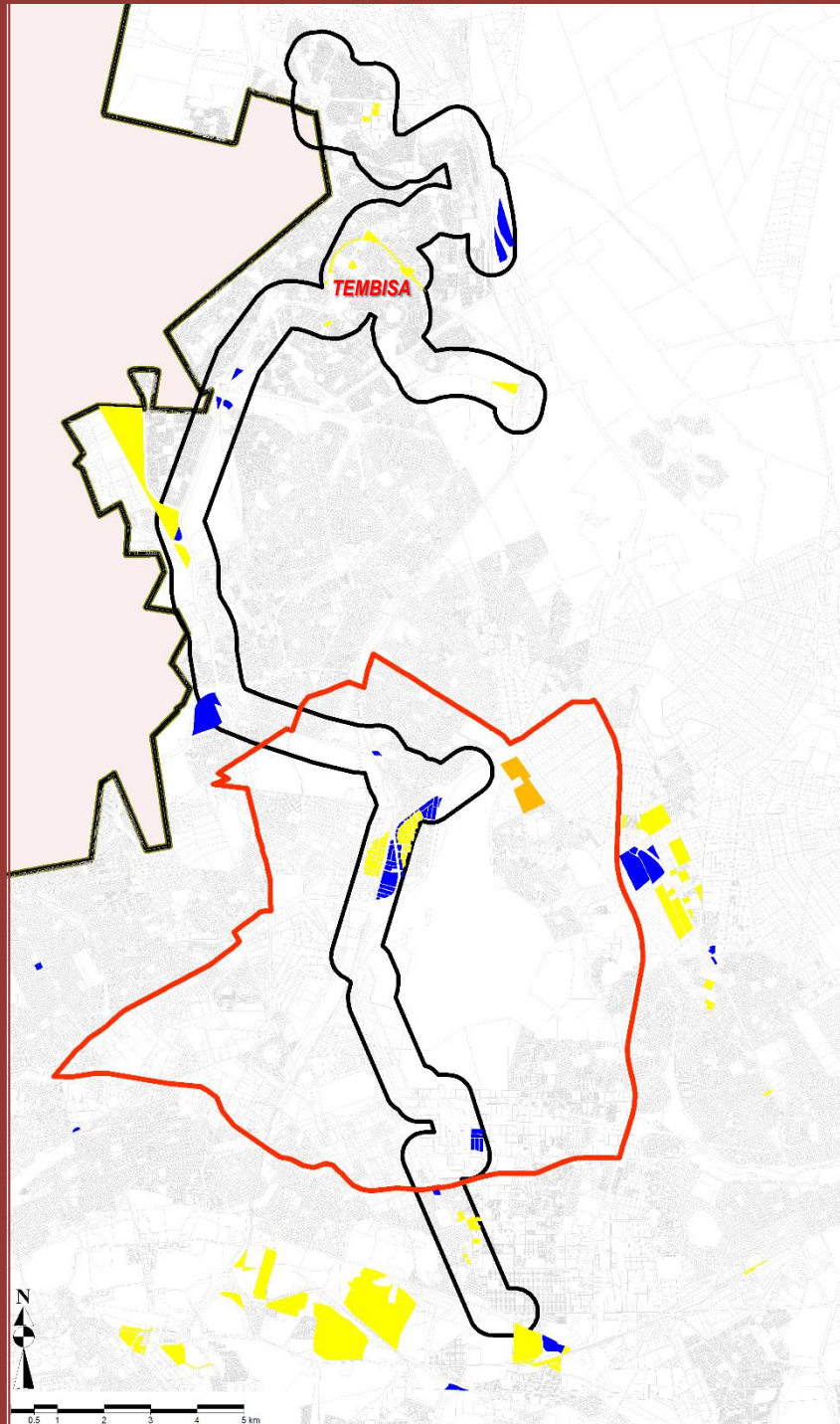
IZ TARGET MODEL: LAND USE PER FLOOR GROUND AND 1STE FLOOR

INTEGRATION ZONE 1

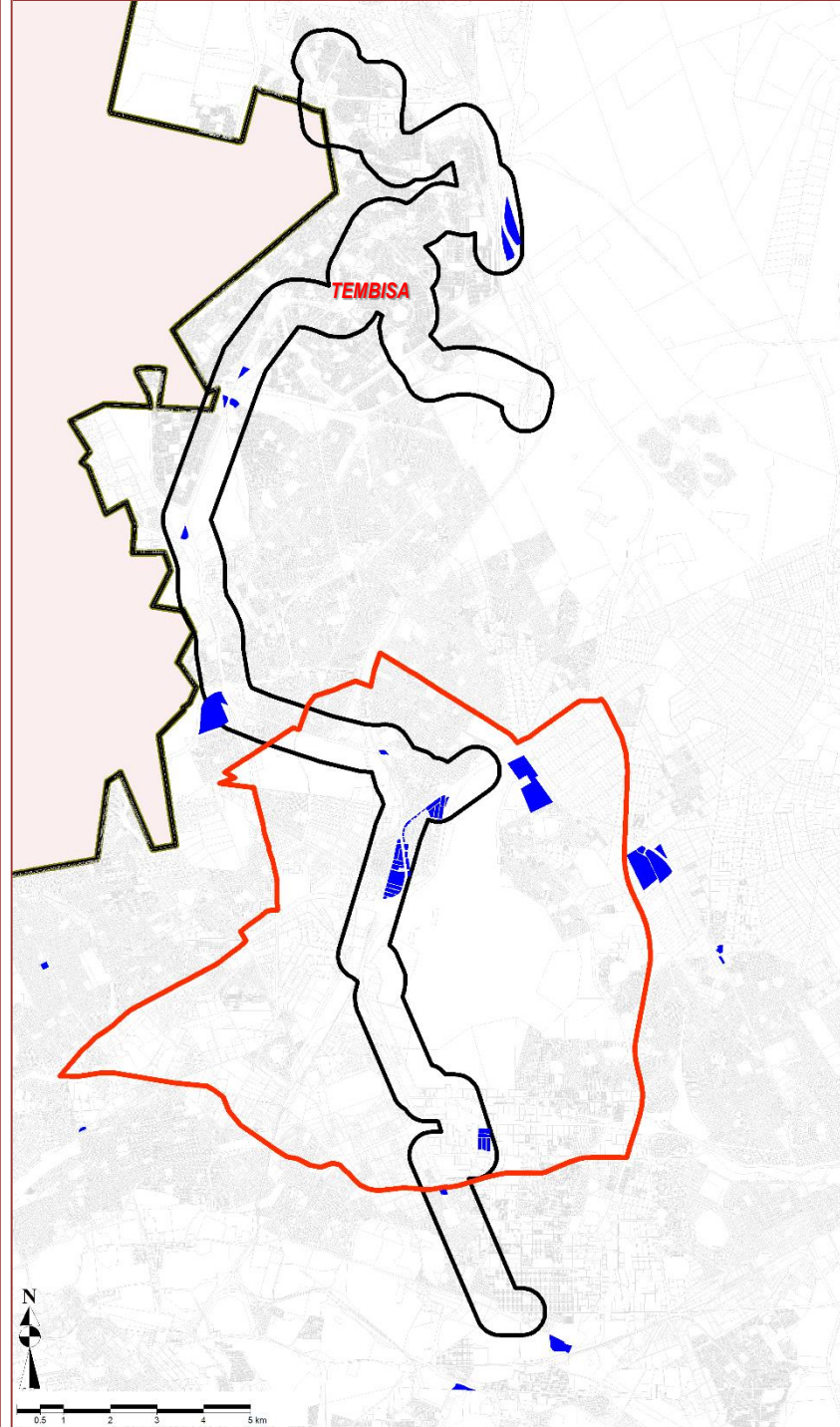
LAND USE PER FLOOR

- Commercial
- Community Facilities
- Industrial
- Institutional
- Offices
- Residential
- Retail
- Sport
- Hotel
- Aerotropolis Core Node

LAND USE – SECOND FLOOR



LAND USE – THIRD FLOOR



IZ TARGET MODEL: LAND USE PER FLOOR SECOND AND THIRD FLOOR

INTEGRATION ZONE 1

LAND USE PER FLOOR

-  Commercial
-  Community Facilities
-  Industrial
-  Institutional
-  Offices
-  Residential
-  Retail
-  Sport
-  Hotel
-  Aerotropolis Core Node

IZ TARGET MODEL

**ADDITIONAL DWELLING
UNITS AND FORMAL
WORKERS PER IZ LINK**

INTEGRATION ZONE 1

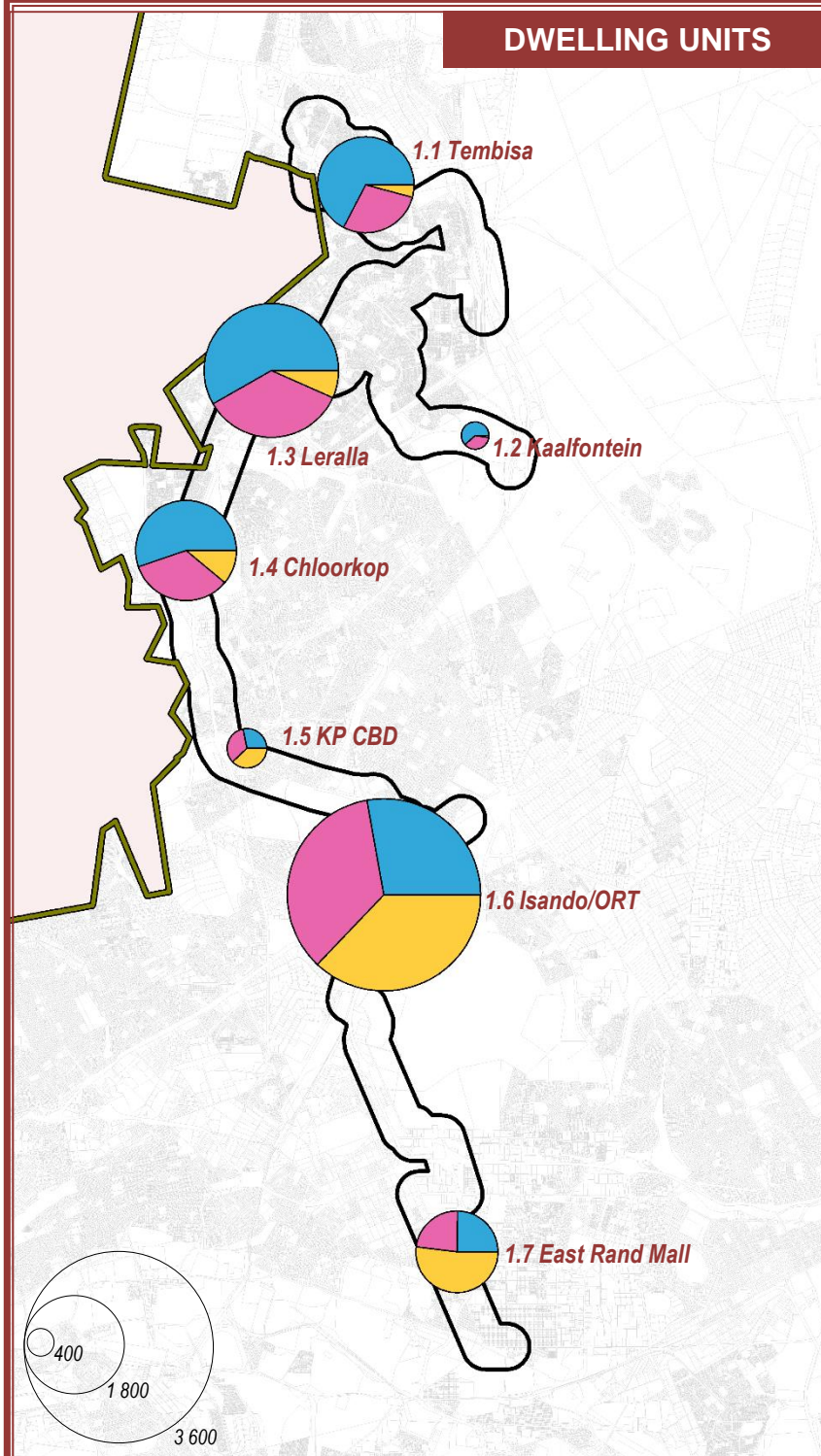
Dwelling Units

- Low Income DU
- Middle Income DU
- High Income DU

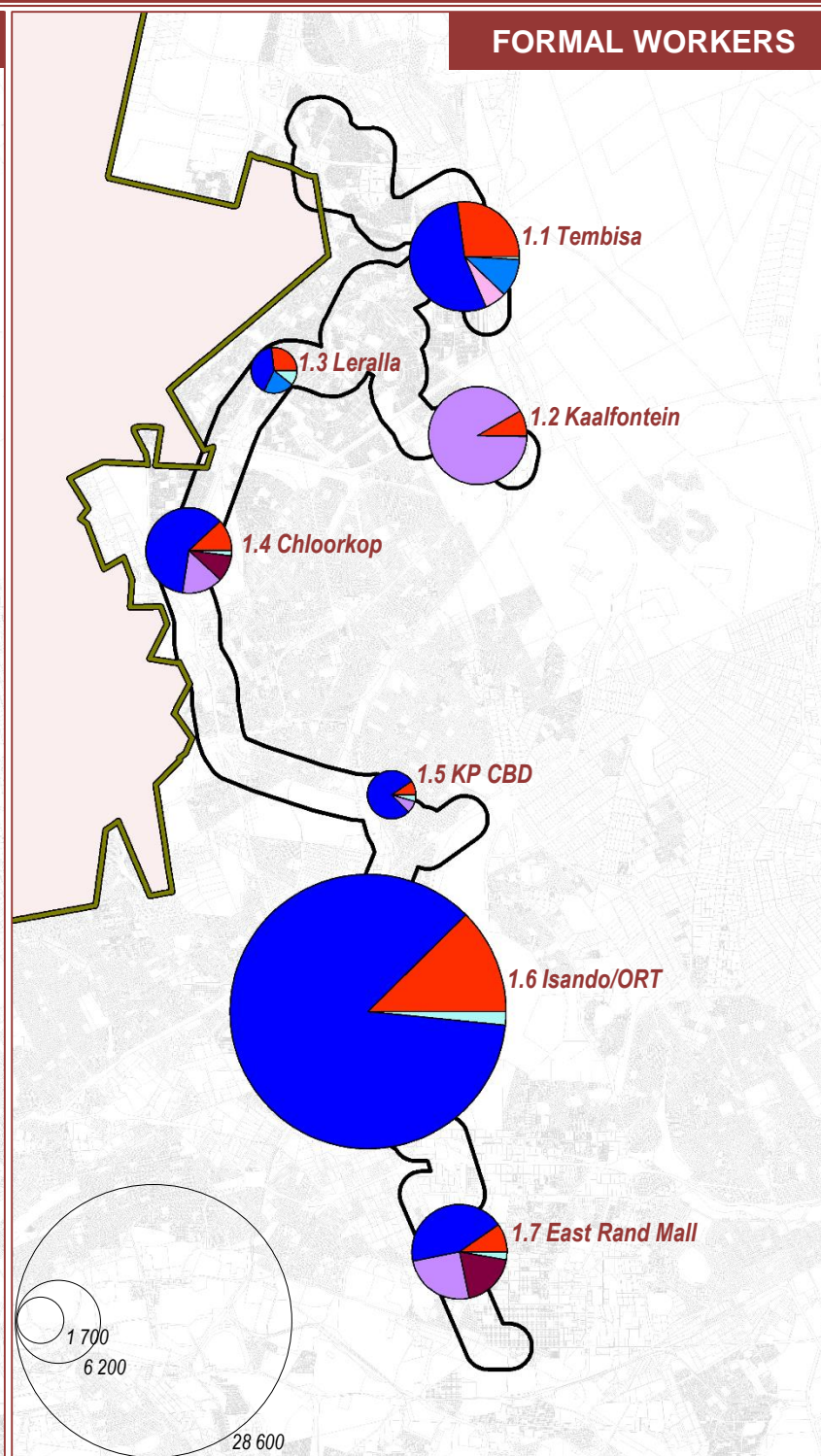
Formal Workers

- Retail
- Office
- Hotel
- Institutional
- Industrial
- Commercial
- Regional Sport
- Domestic

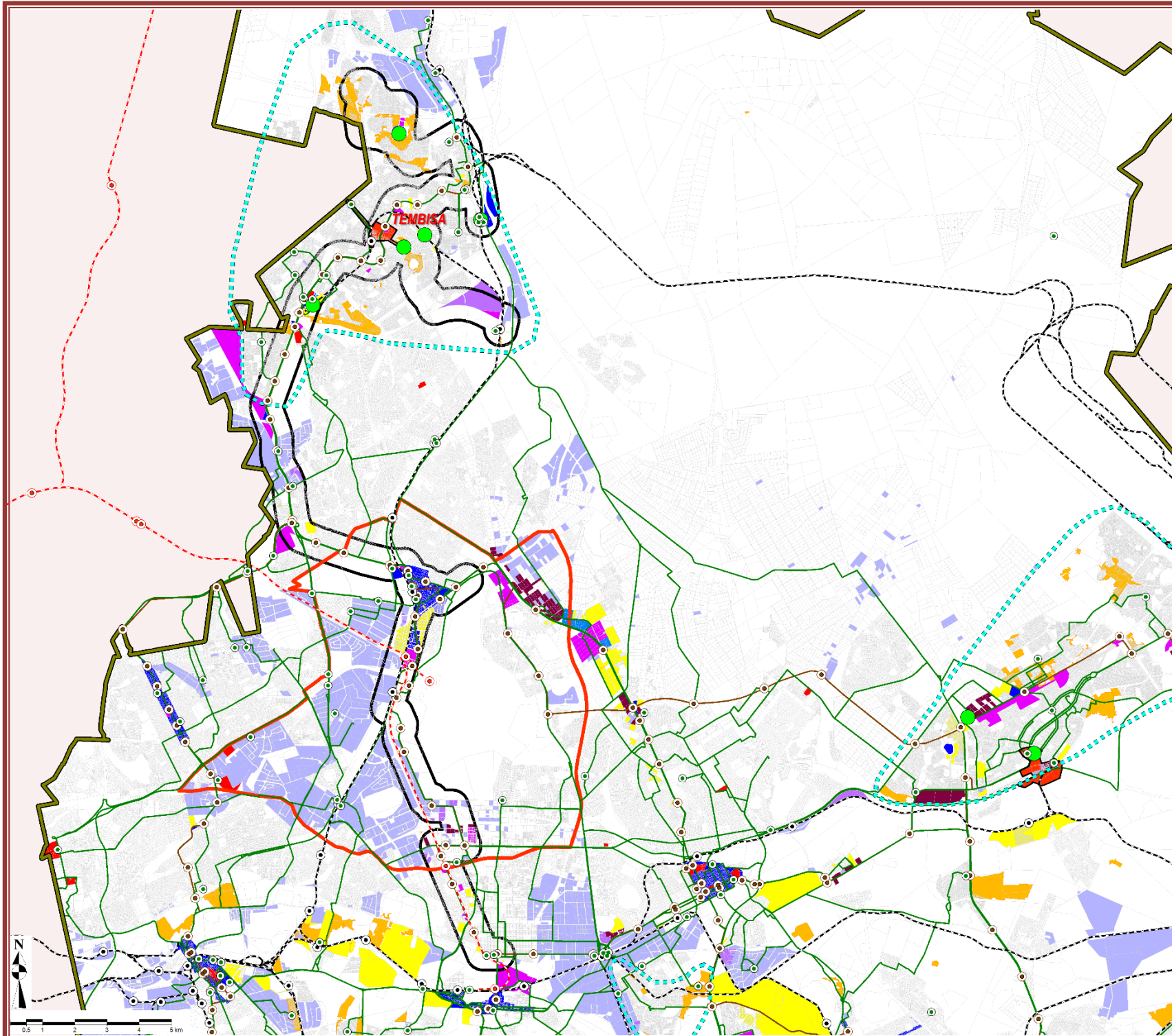
DWELLING UNITS



FORMAL WORKERS



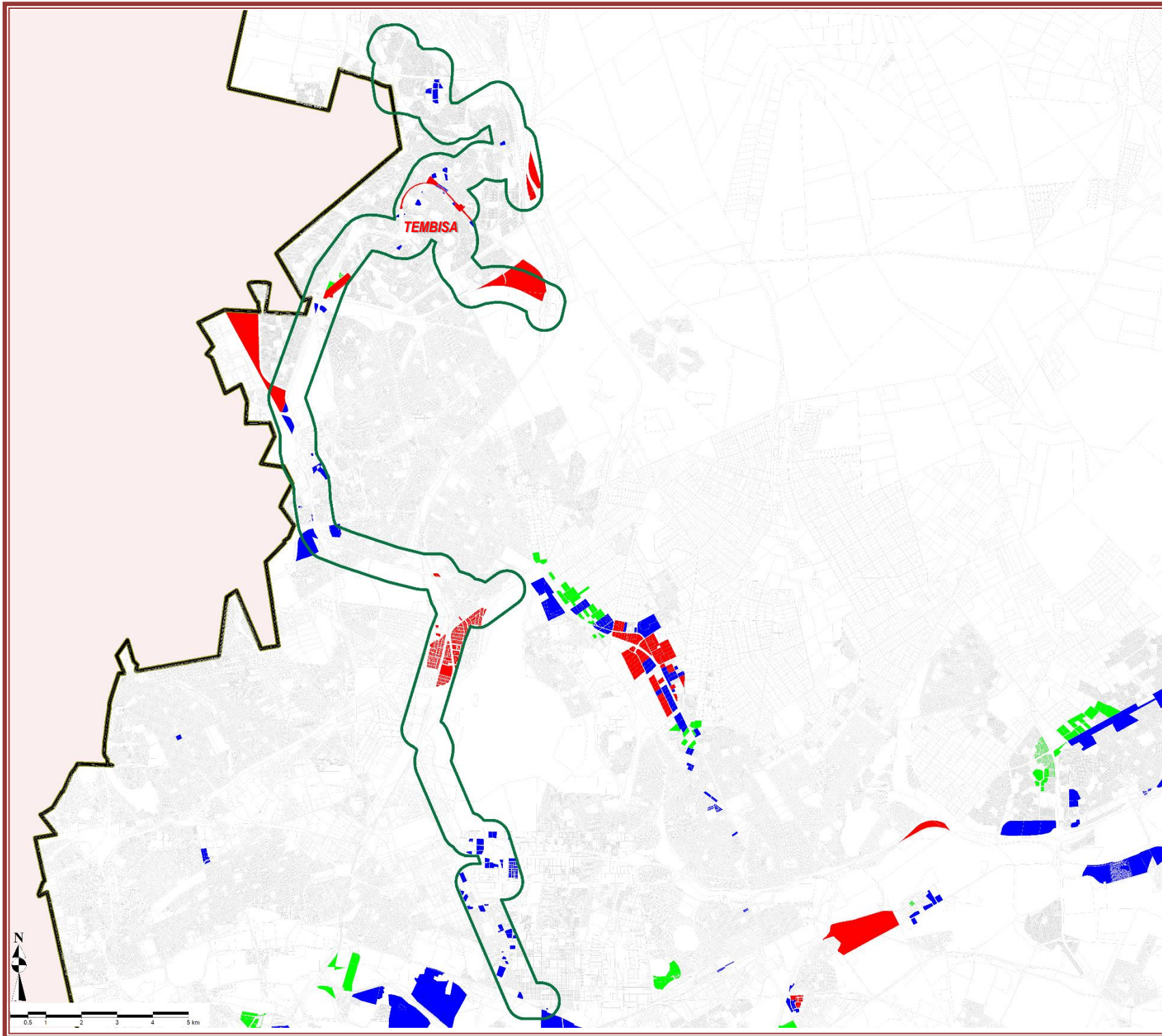
**NEW SPATIAL LOGIC
INTEGRATION ZONE 1**
















- Aerotropolis Core Node
- Urban Hubs
- Marginalised / Peripheral Townships
- Informal Settlements 2016
- Industrial Area
- CBD / Inner Cities
- Shopping Centre
- Secondary Node
- SHUP Category**
- Business Greenfields / - Intensification / - Redevelopment
- Commercial Greenfields / - Redevelopment
- Industrial Greenfields
- Institutional Greenfields / - Redevelopment
- Mixed Use Greenfields / - Redevelopment
- Office Redevelopment
- Residential Densification / - Greenfields / - Redevelopment
- Railway & Stations
- Gautrain Railway line & Station (Current / Proposed)
- BRT Route & Stops
- Minibus Taxi Route & Stops

Time Frame

- Long Term
- Medium Term
- Short Term



**CAPEX PRIORITISED
PROJECTS
INTEGRATION ZONE 1**

-  EMM Boundary 2016
-  Aerotropolis Core Node
-  Integration Zone 1
-  Industrial Area
-  Urban Hubs
-  CBD / Inner Cities
-  Shopping Centre
-  Informal Settlements 2016
-  Secondary Node
-  Marginalised / Peripheral Townships
-  CAPEX Projects
-  CAPEX Projects
-  BRT Route & Stops

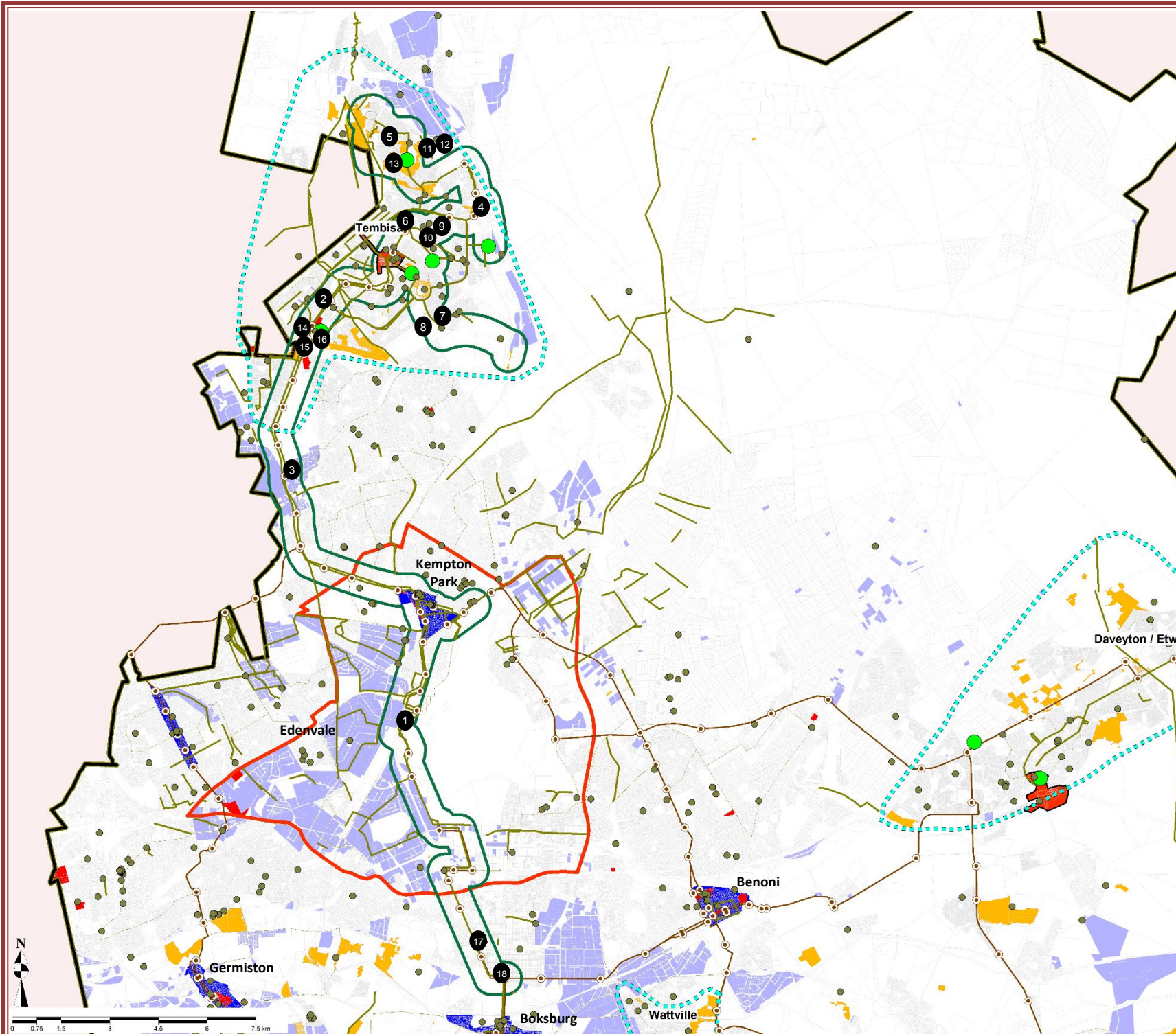


Figure B1.21.15



IZ TARGET MODEL: INTERVENTION PROJECTS

**EKURHULENI BEPP
2017/2018**

IZ TARGET MODEL: INTERVENTION PROJECTS

INTEGRATION ZONE 1

Time Frame

-  Long Term
-  Medium Term
-  Short Term
-  Short/Medium/Long Term

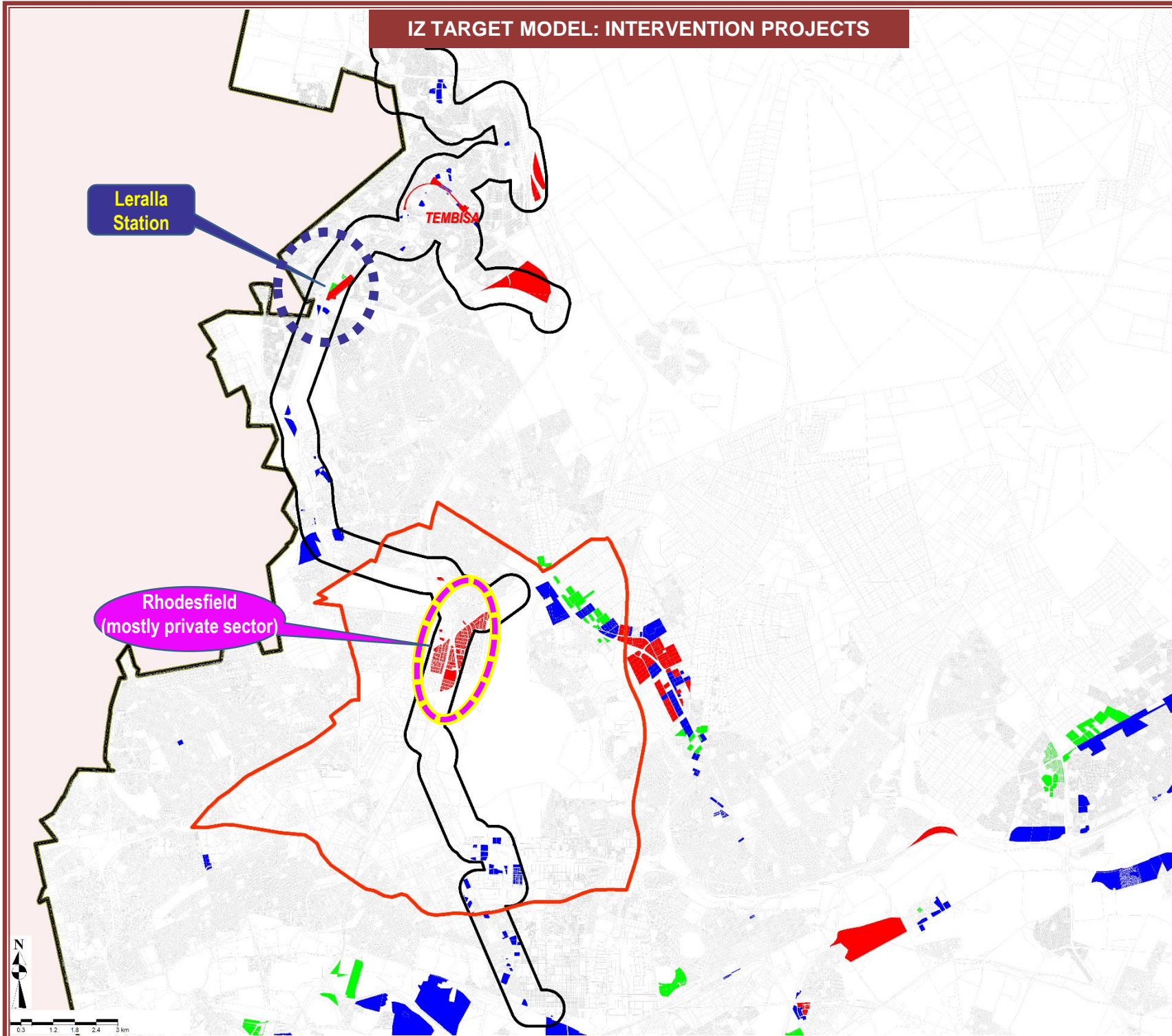

















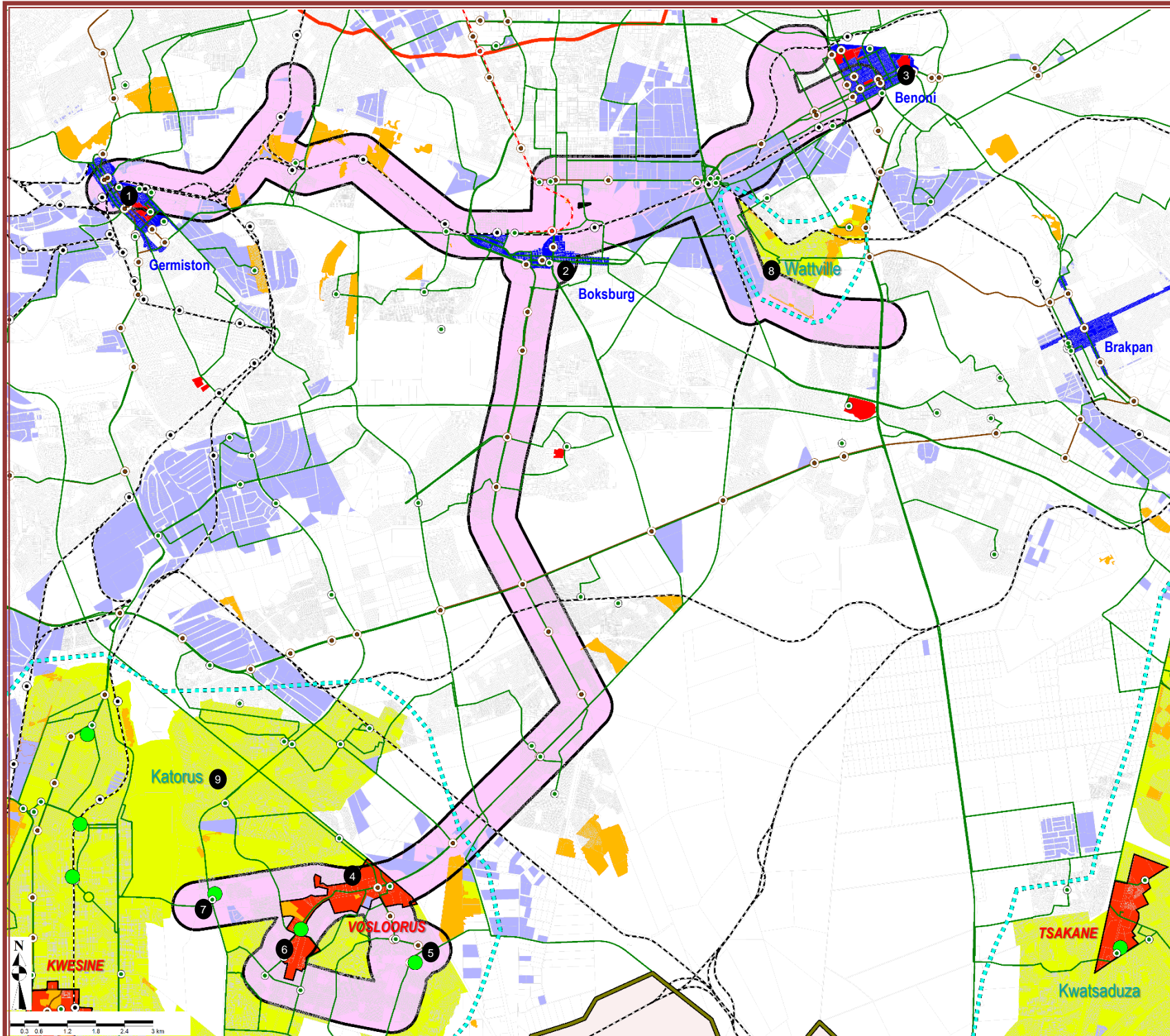
Figure B1.21.16

IZ 2

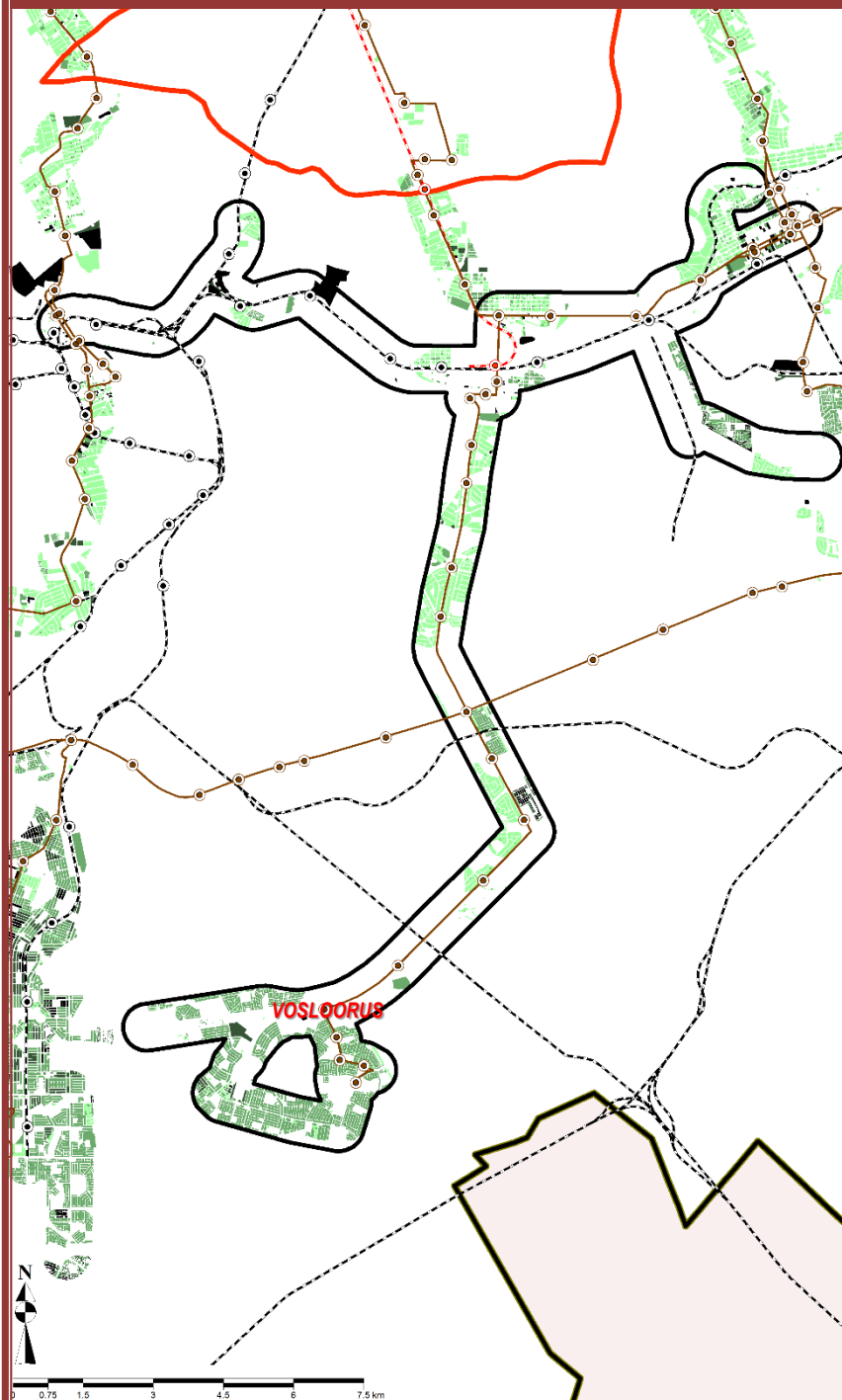
DETAIL

**SPATIAL CONCEPT
INTEGRATION ZONE 2**

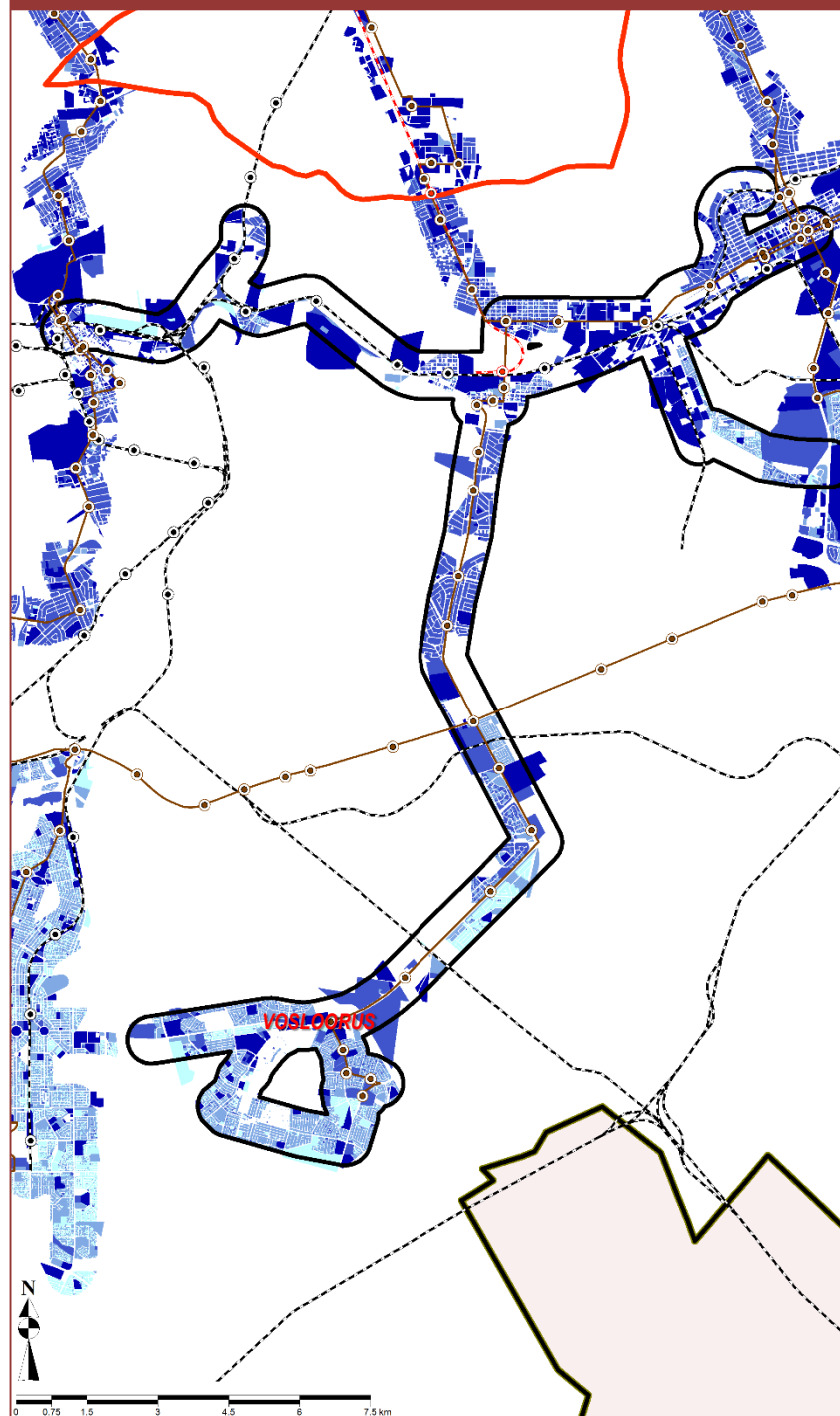
-  EMM Boundary 2016
-  Aerotropolis Core Node
-  Integration Zone 2
-  Industrial Area
-  Urban Hubs
-  CBD / Inner Cities
-  Shopping Centre
-  Informal Settlements 2016
-  Secondary Node
-  Marginalised / Peripheral Townships
-  Low Income Townships (R0-R3 188 monthly hh income)
-  Railway & Stations
-  Gautrain Railway line & Station (Current / Proposed)
-  BRT Route & Stops
-  Minibus Taxi Route & Stops



BASELINE RESIDENTIAL DENSITY



VALUATION ROLL



BASELINE RESIDENTIAL DENSITY AND VALUATION ROLL

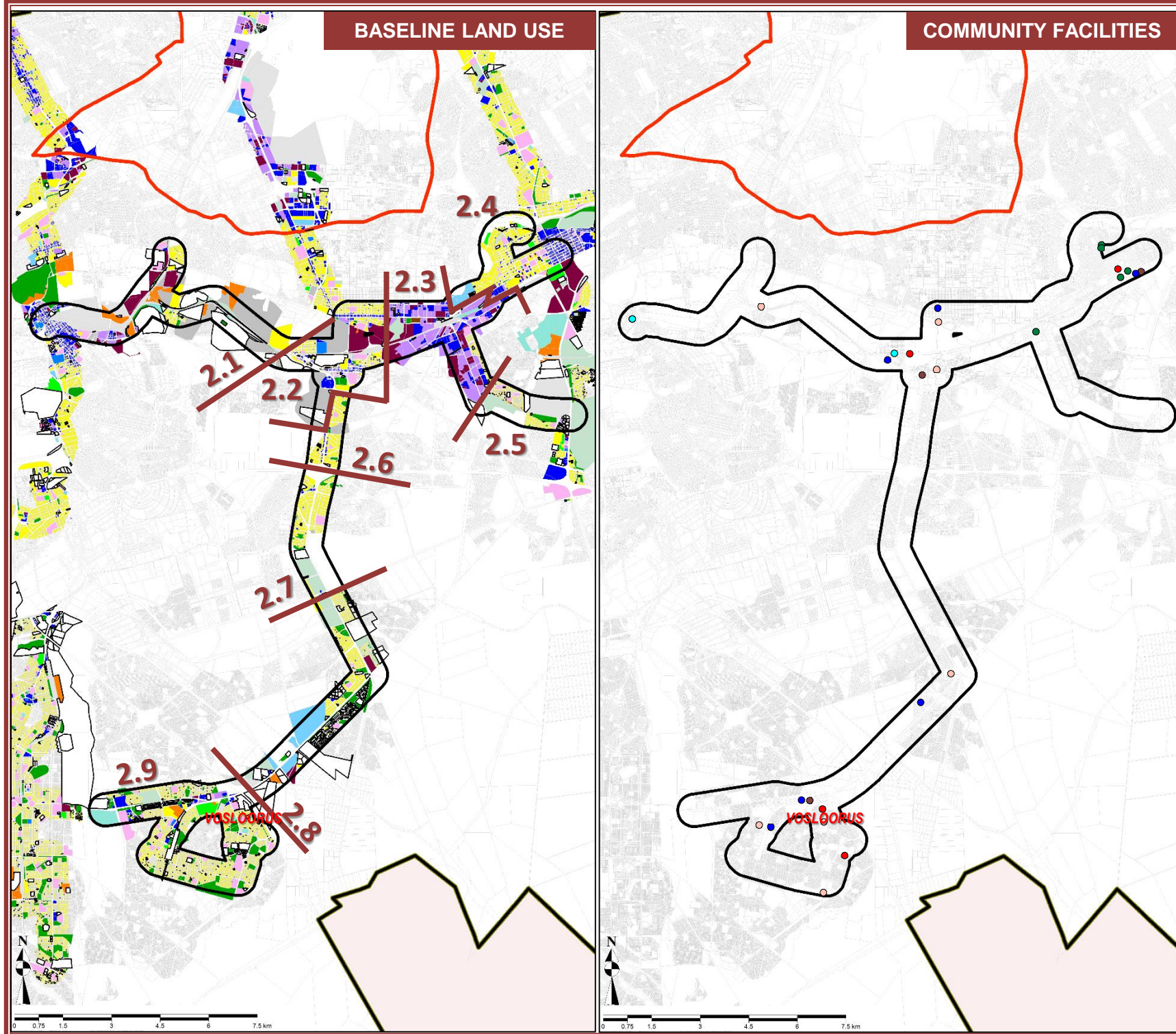
INTEGRATION ZONE 2

Density (DU/HA)

- 1 to 20
- 21 to 60
- 61 to 80
- 81+

Valuation

- R1 to R199 999
- R200 000 to R499 999
- R500 000 to R2 499 999
- R2 500 000+



**BASELINE LAND USE
MIX AND COMMUNITY
FACILITIES**

INTEGRATION ZONE 2

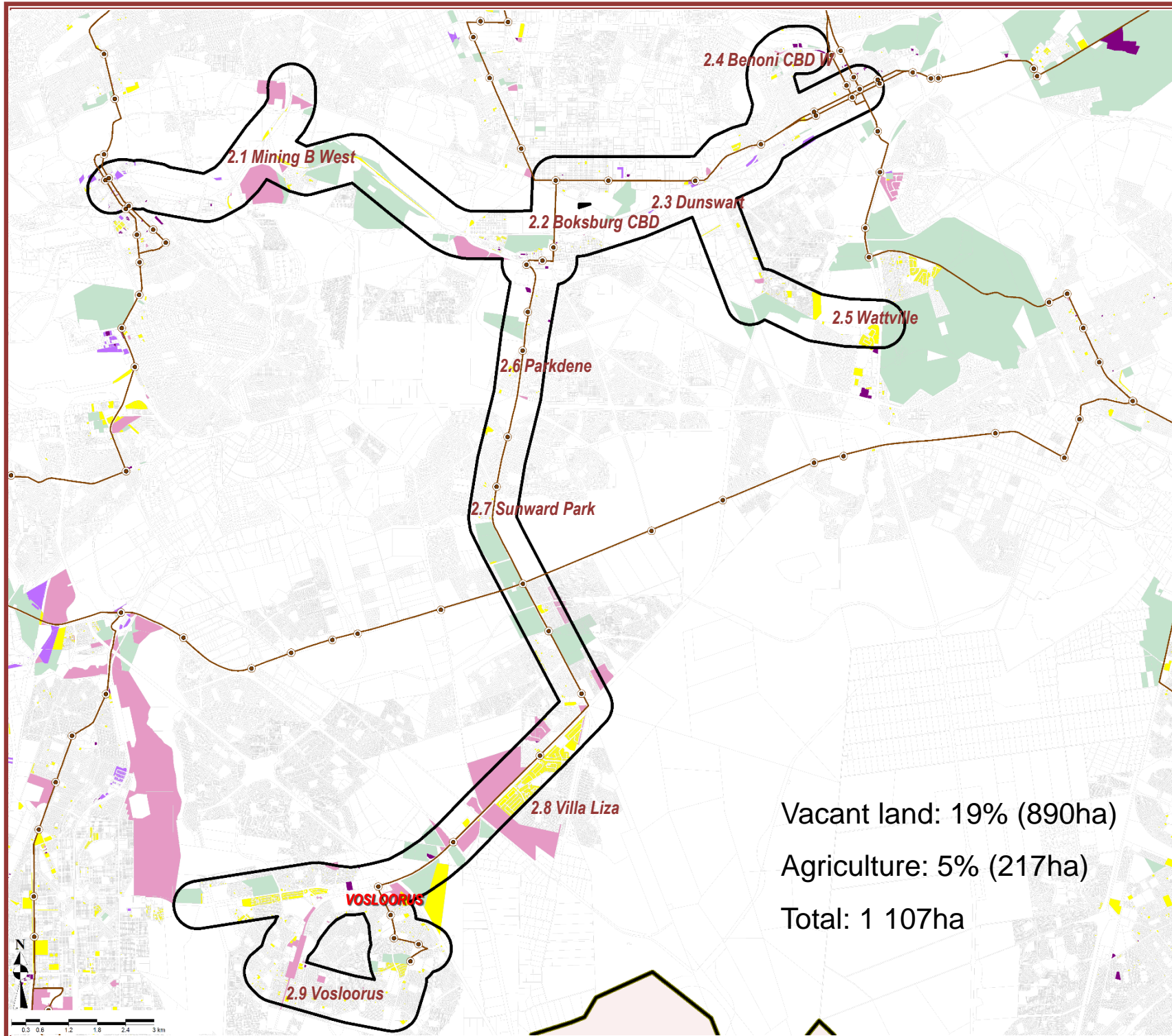
Facilities

- Clinics
- Fire_Stations
- Hospitals
- Police_Stations
- Sports_Facilities
- Colleges
- Tertiary Institutions

GenLandUse

- Agriculture
- Business
- Commercial
- Community Facilities
- Government/Municipal
- Industrial
- Informal Residential
- Mining
- Open Space
- Other/Unknown
- Parking
- Residential
- Sport facility
- Tertiary Social Facility
- Transport
- Utilities
- Vacant

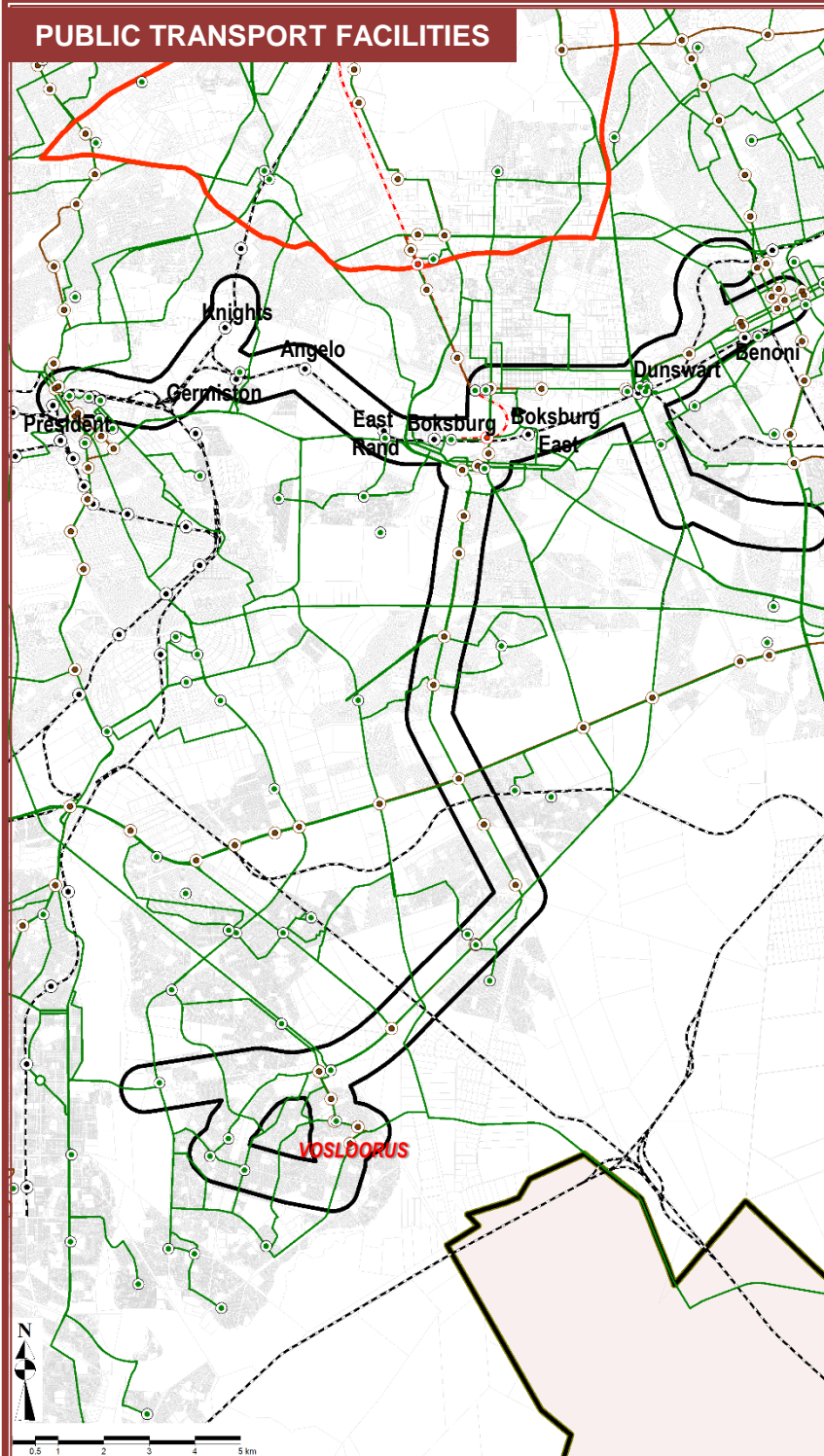
**VACANT AND
UNDERUTILISED LAND
INTEGRATION ZONE 2**



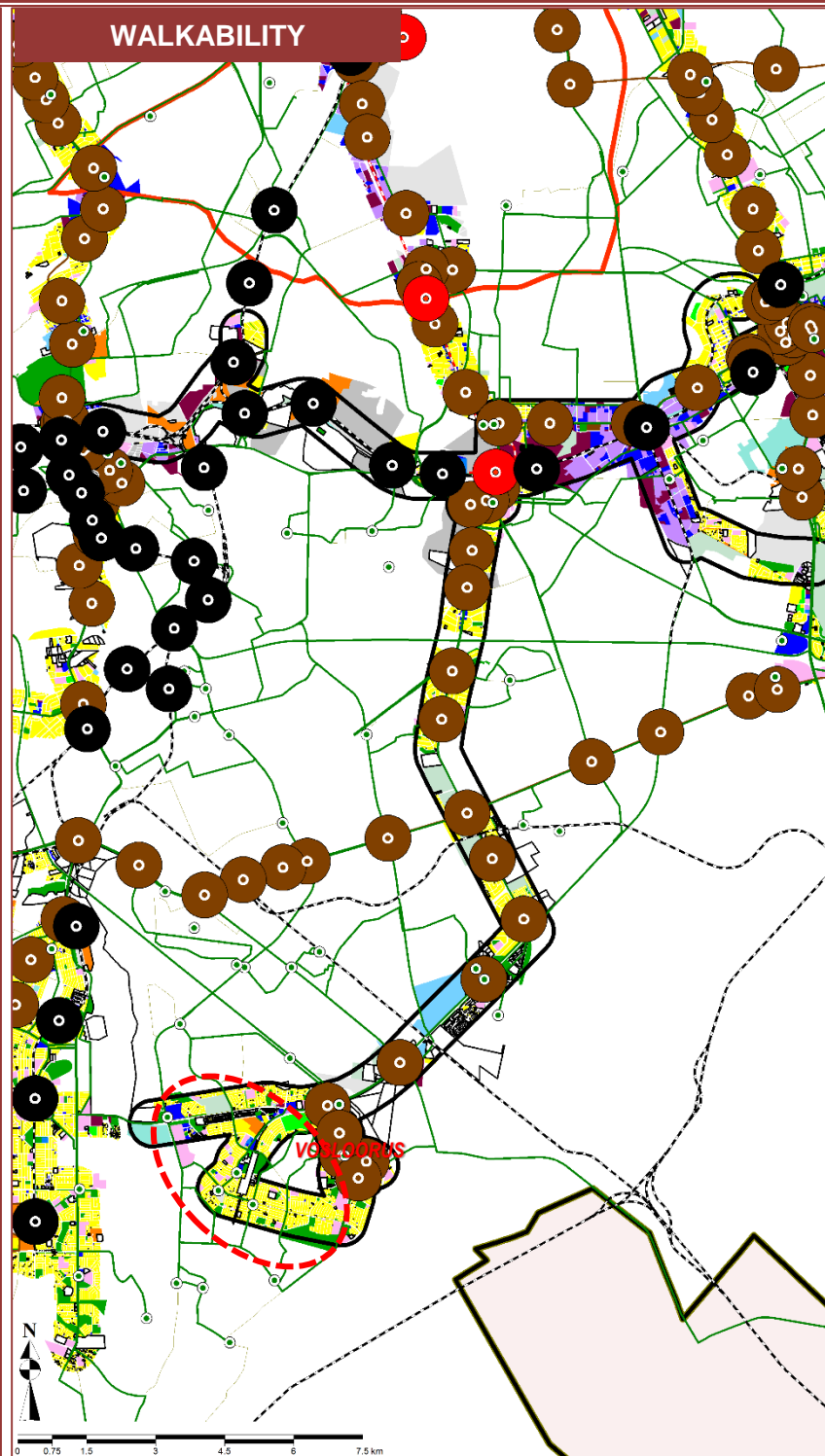
Vacant and Underutilised

- Agriculture
- SH: Agriculture
- SH: Commercial/industrial
- SH: Other
- Vacant: Commercial
- Vacant: Farm
- Vacant: Industrial
- Vacant: Other
- Vacant: Residential
- Vacant: Small holding

PUBLIC TRANSPORT FACILITIES





WALKABILITY





PUBLIC TRANSPORT FACILITIES AND WALKABILITY

INTEGRATION ZONE 2





-  EMM_Boundary_2016
-  Aerotropolis Core Node

Routes and Feeders

-  BRT Feeder Route
-  BRT Route
-  BRT Station

-  Minibus_Taxi_Verified_23102012
-  Taxi Routes

Railways and Stations

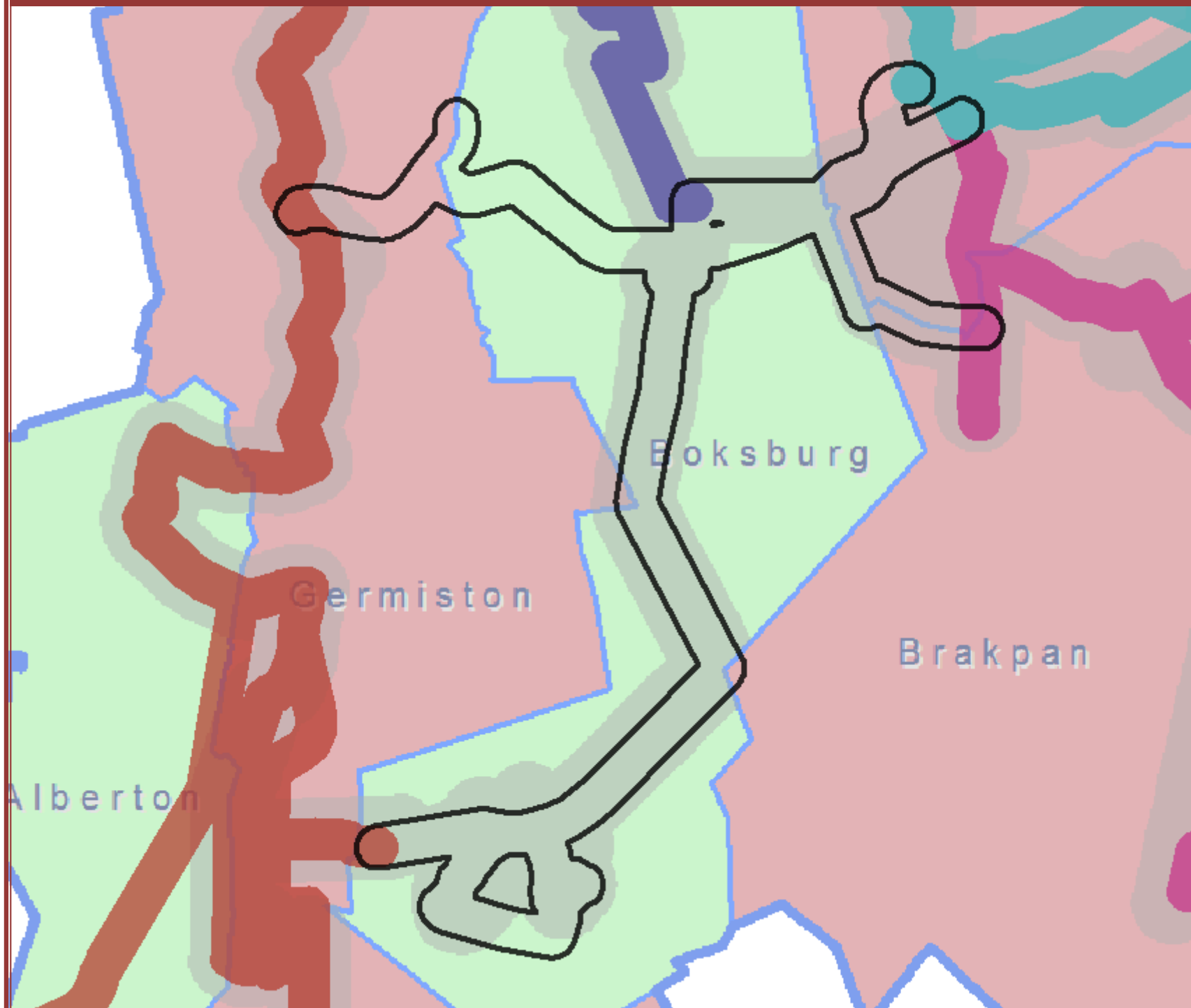
-  Gautrain Railway line
(Current and Proposed)
-  Gautrain Station
-  Railways
-  Railway_Stations

WATER RESERVOIR CAPACITY IZ2

BULK INFRASTRUCTURE

INTEGRATION ZONE 2

Water Reservoir Capacity



Integration Zone
Reservoir Capacity

- No Capacity
- Spare Capacity

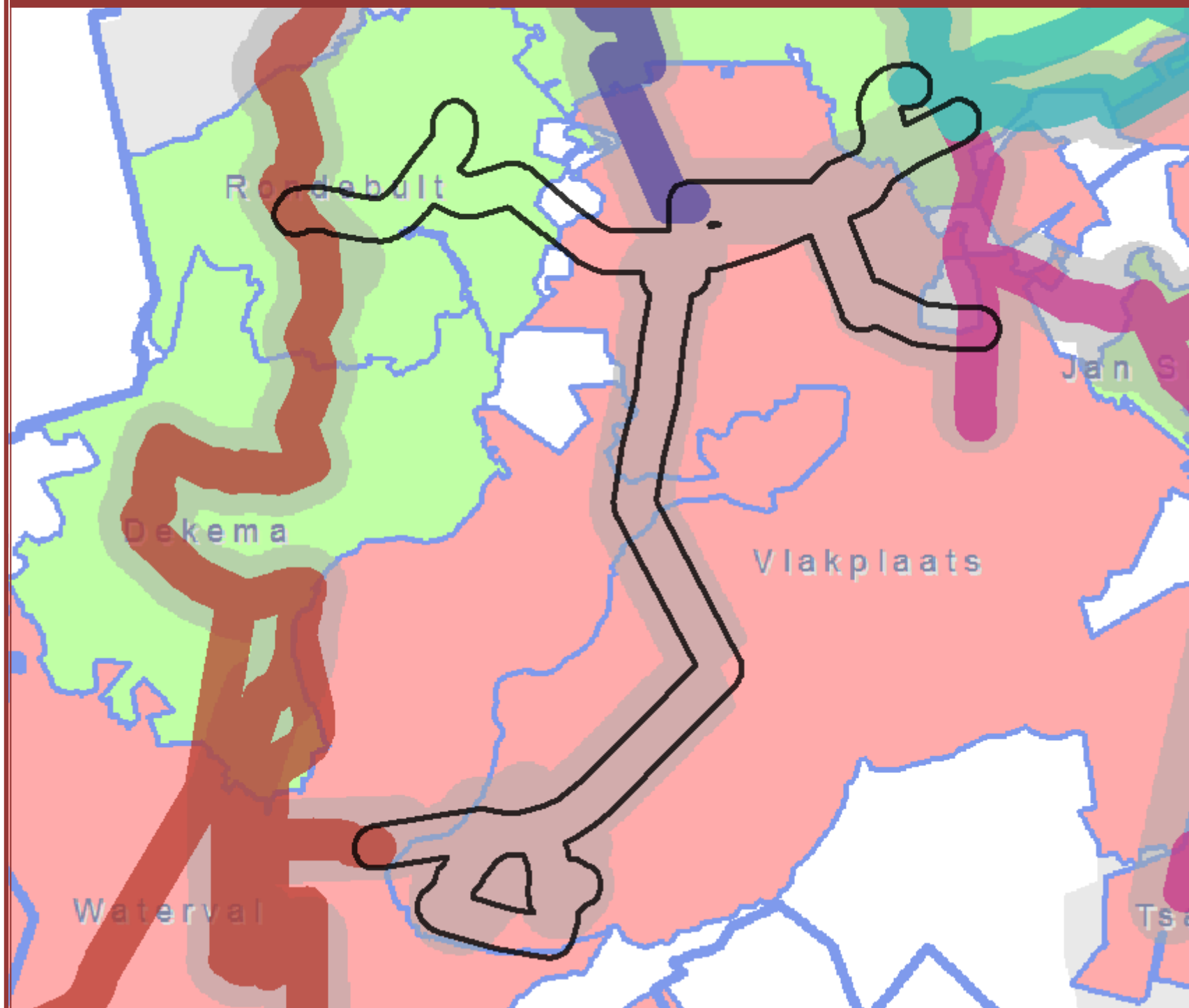
Integration Zone


- Integration Zone 1
- Integration Zone 2
- Integration Zone 3
- Integration Zone 4
- Integration Zone 5


WWTW CAPACITY IZ2


**BULK
INFRASTRUCTURE
INTEGRATION ZONE 2**

WWTW Capacity




 Integration Zone
Capacity


 Johannesburg North WWTW


 No Capacity


 Spare Capacity


Integration Zone

 Integration Zone 1

 Integration Zone 2

 Integration Zone 3

 Integration Zone 4

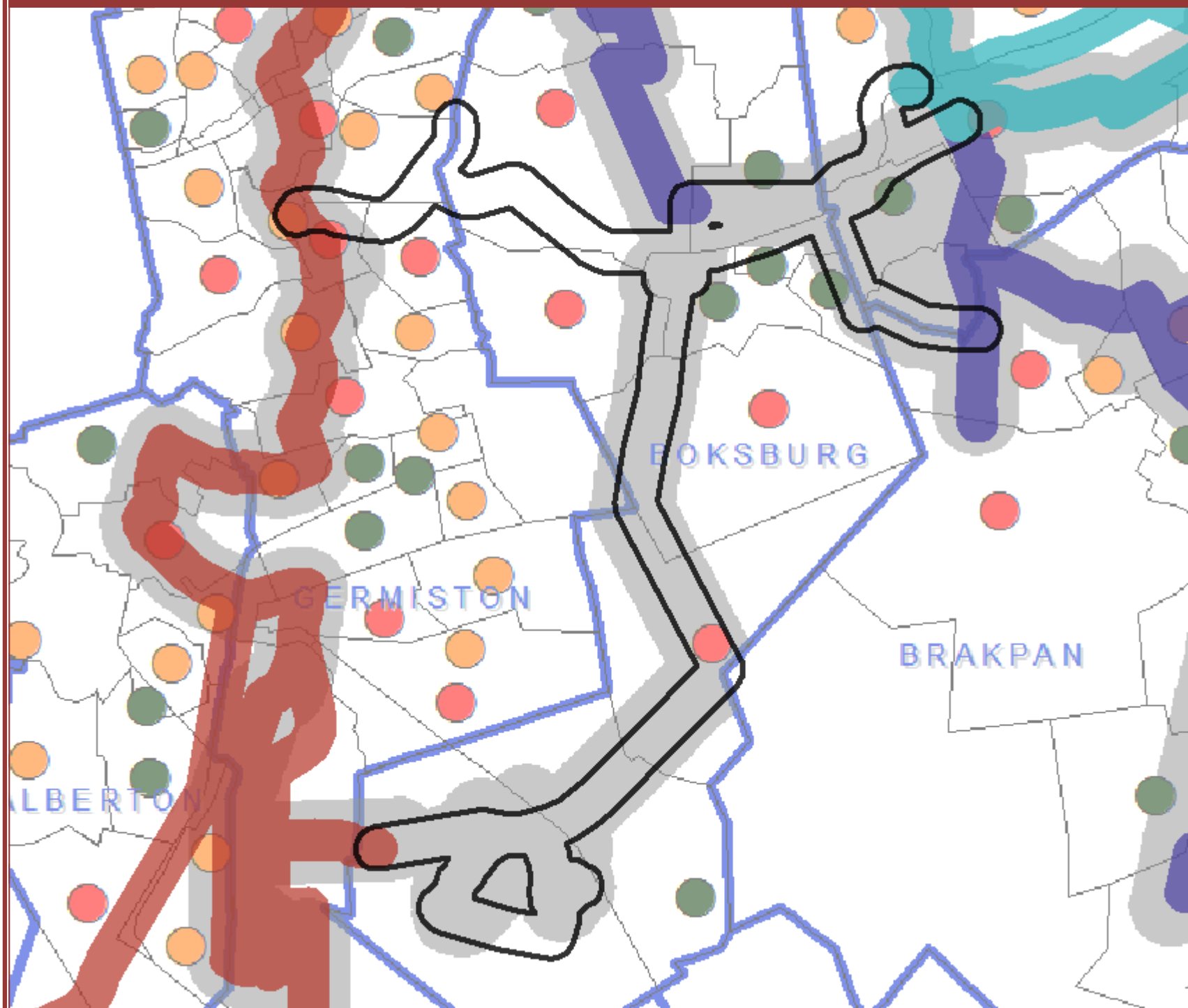
 Integration Zone 5

SUBSTATION CAPACITY IZ2

**EKURHULENI BEPP
2017/2018**

**BULK
INFRASTRUCTURE
INTEGRATION ZONE 2**

Substation Capacity



Substation Zones

Integration Zone

Capacity

- No Spare Capacity (37)
- Spare Installed Capacity, Over Firm Capacity (43)
- Spare Firm and Installed Capacity (47)

Integration Zone

- Integration Zone 1
- Integration Zone 2
- Integration Zone 3
- Integration Zone 4
- Integration Zone 5

**IZ TARGET MODEL:
LAND USE CATEGORY
AND
RESIDENTIAL DENSITY**

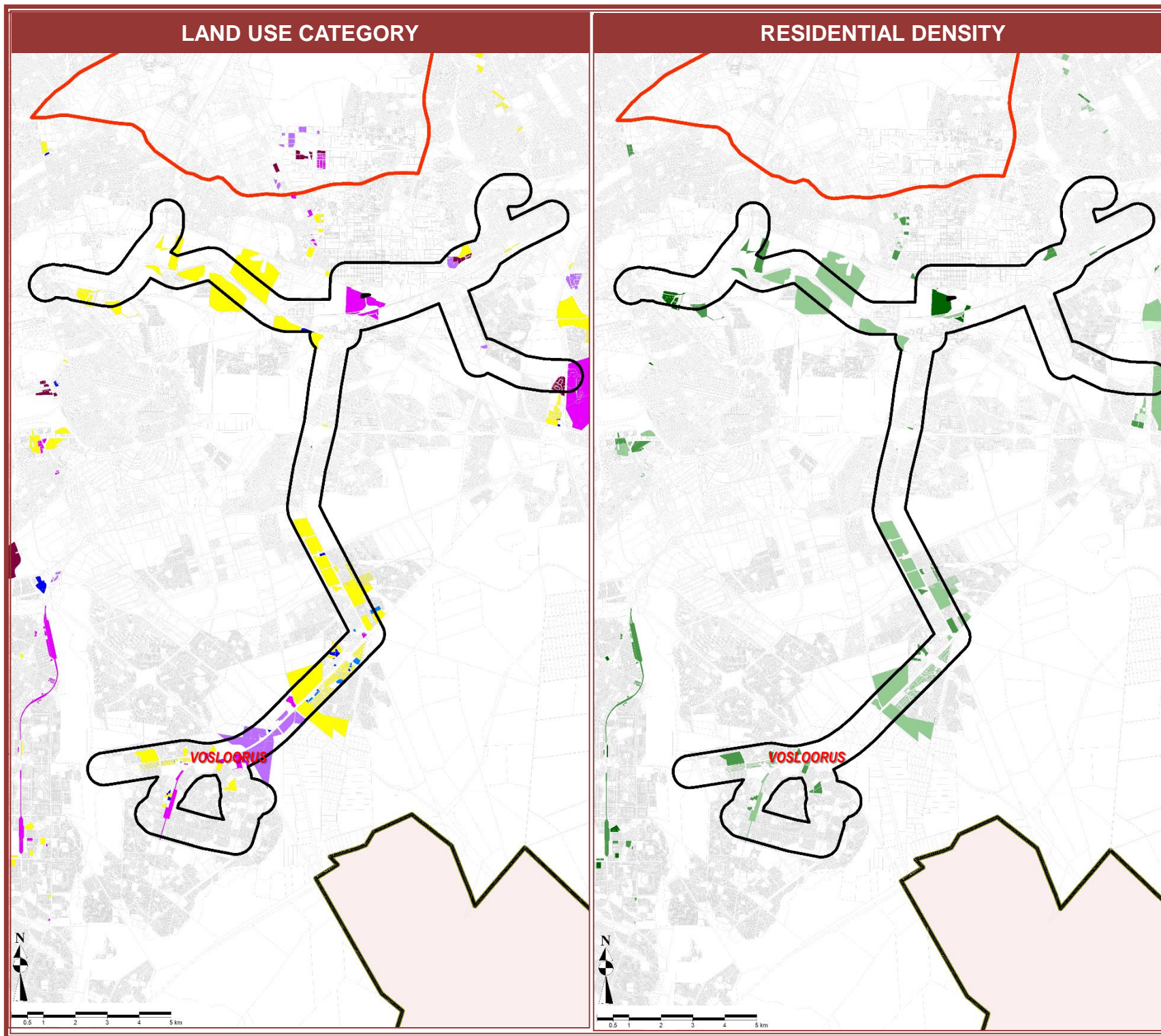
INTEGRATION ZONE 2

LAND USE CATEGORY

- Business Greenfields
- Business Intensification
- Business Redevelopment
- Commercial Greenfields
- Commercial Redevelopment
- Industrial Greenfields
- Institutional Greenfields
- Institutional Redevelopment
- Mixed Use Greenfields
- Mixed Use Redevelopment
- Office Redevelopment
- Residential Densification
- Residential Greenfields
- Residential Redevelopment

RESIDENTIAL DENSITY
(DU/HA)

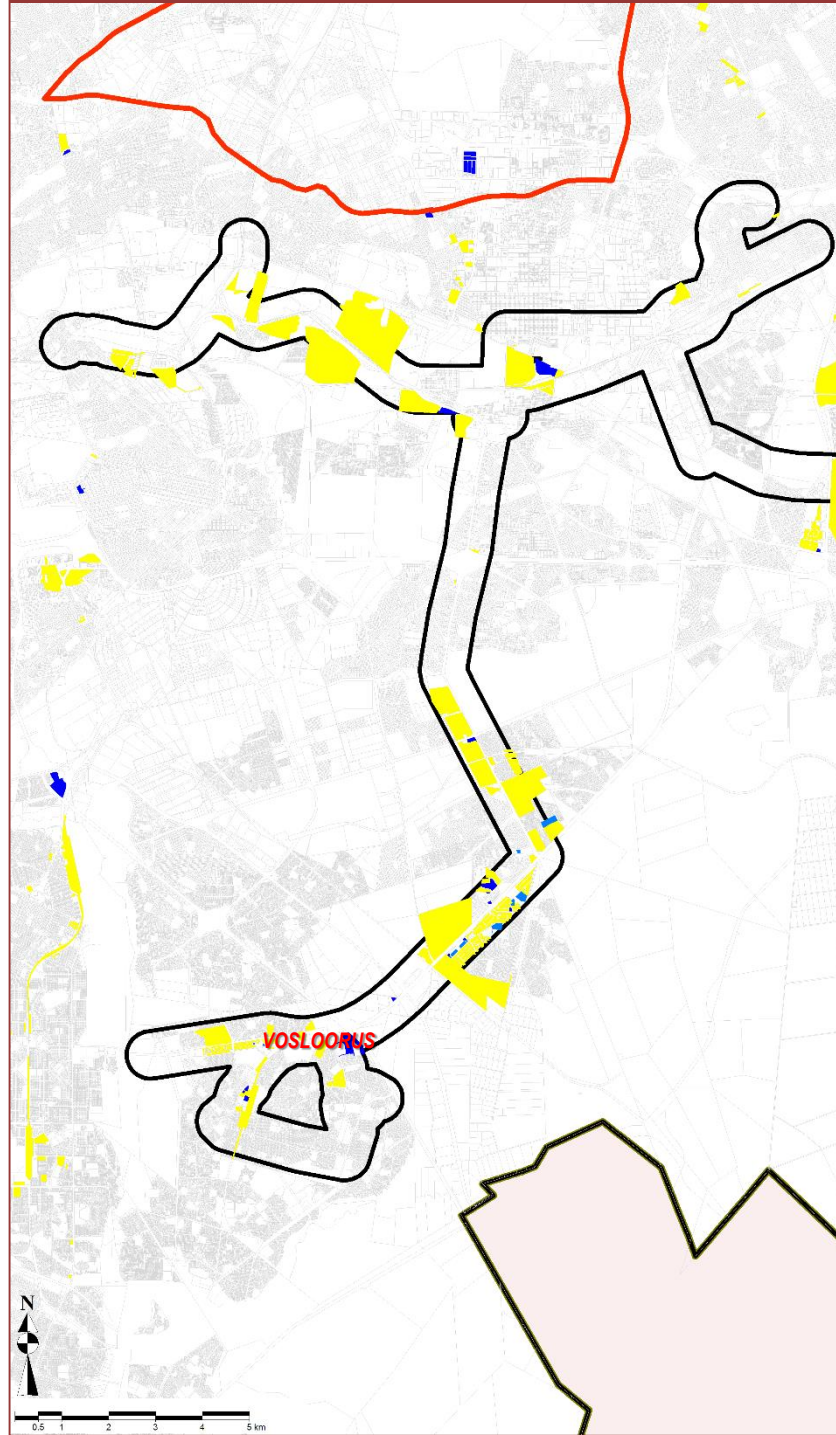
- 1 to 20
- 21 to 60
- 61 to 80
- 81+



LAND USE - GROUND FLOOR



LAND USE - FIRST FLOOR



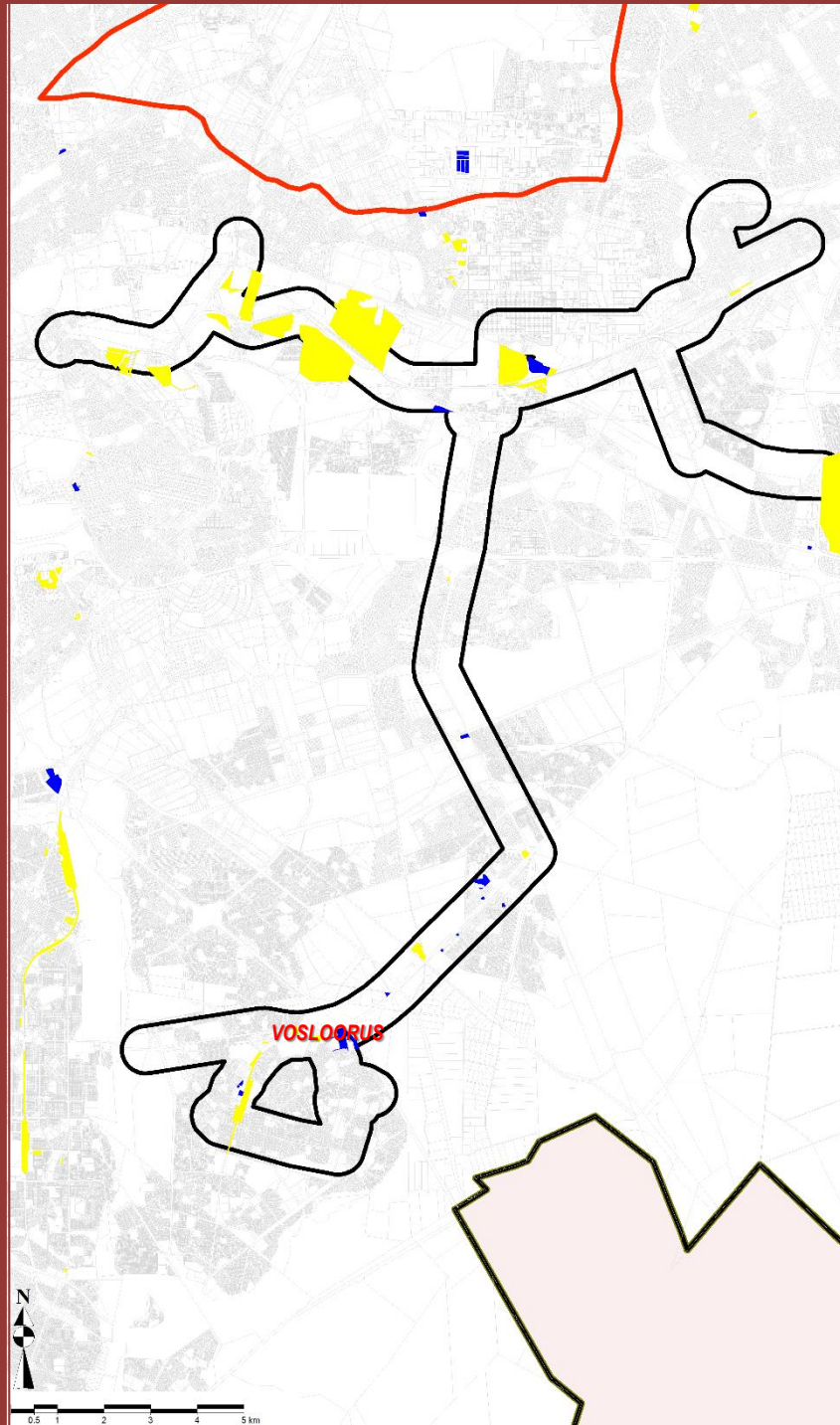
**IZ TARGET MODEL:
LAND USE PER FLOOR
GROUND AND 1STE
FLOOR**

INTEGRATION ZONE 2

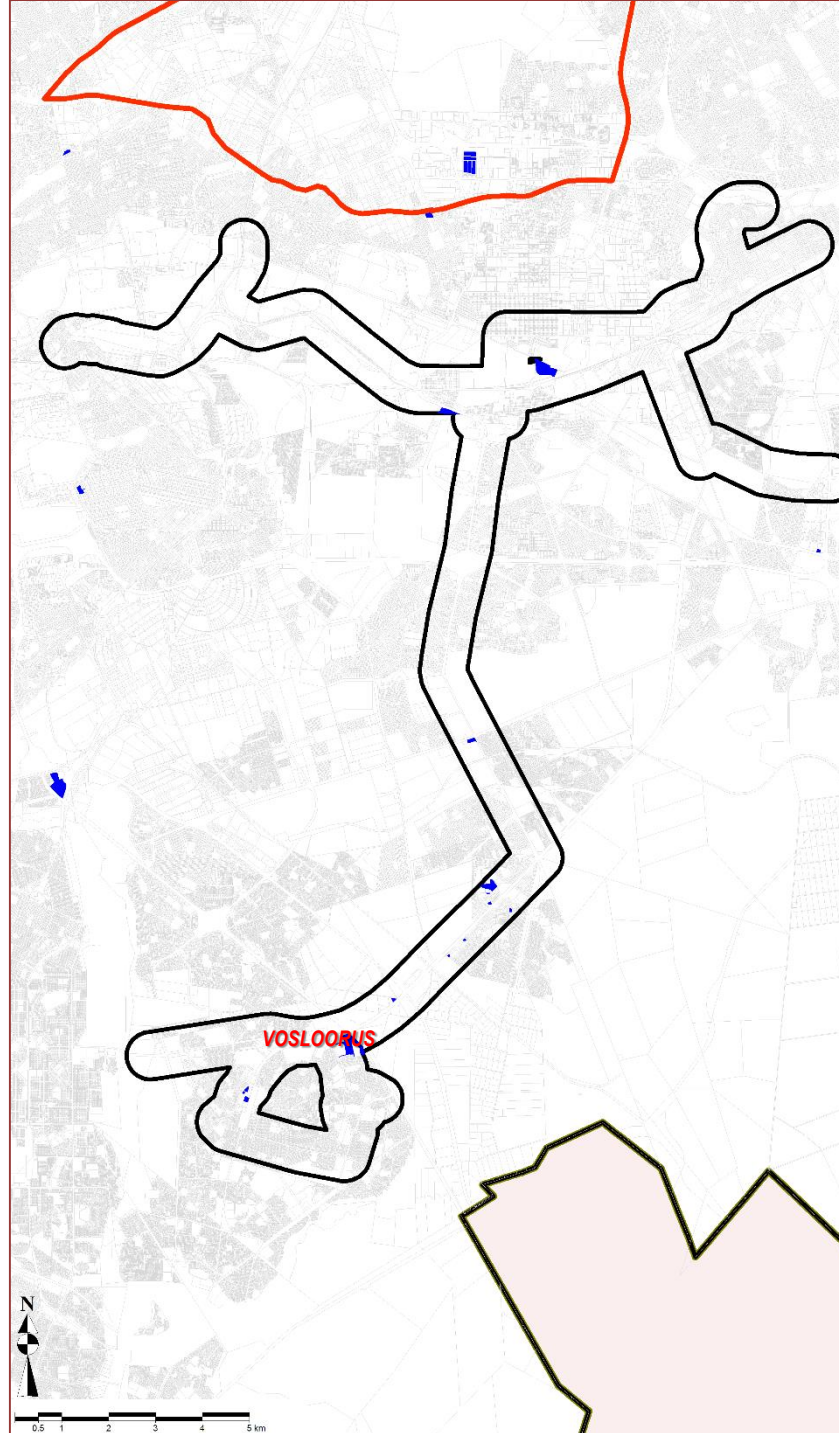
LAND USE PER FLOOR

- Commercial
- Community Facilities
- Industrial
- Institutional
- Offices
- Residential
- Retail
- Sport
- Hotel
- Aerotropolis Core Node

LAND USE – SECOND FLOOR



LAND USE – THIRD FLOOR



IZ TARGET MODEL: LAND USE PER FLOOR SECOND AND THIRD FLOOR

INTEGRATION ZONE 2

LAND USE PER FLOOR

- Commercial
- Community Facilities
- Industrial
- Institutional
- Offices
- Residential
- Retail
- Sport
- Hotel
- Aerotropolis Core Node

IZ TARGET MODEL

**ADDITIONAL DWELLING
UNITS AND FORMAL
WORKERS PER IZ LINK**

INTEGRATION ZONE 2

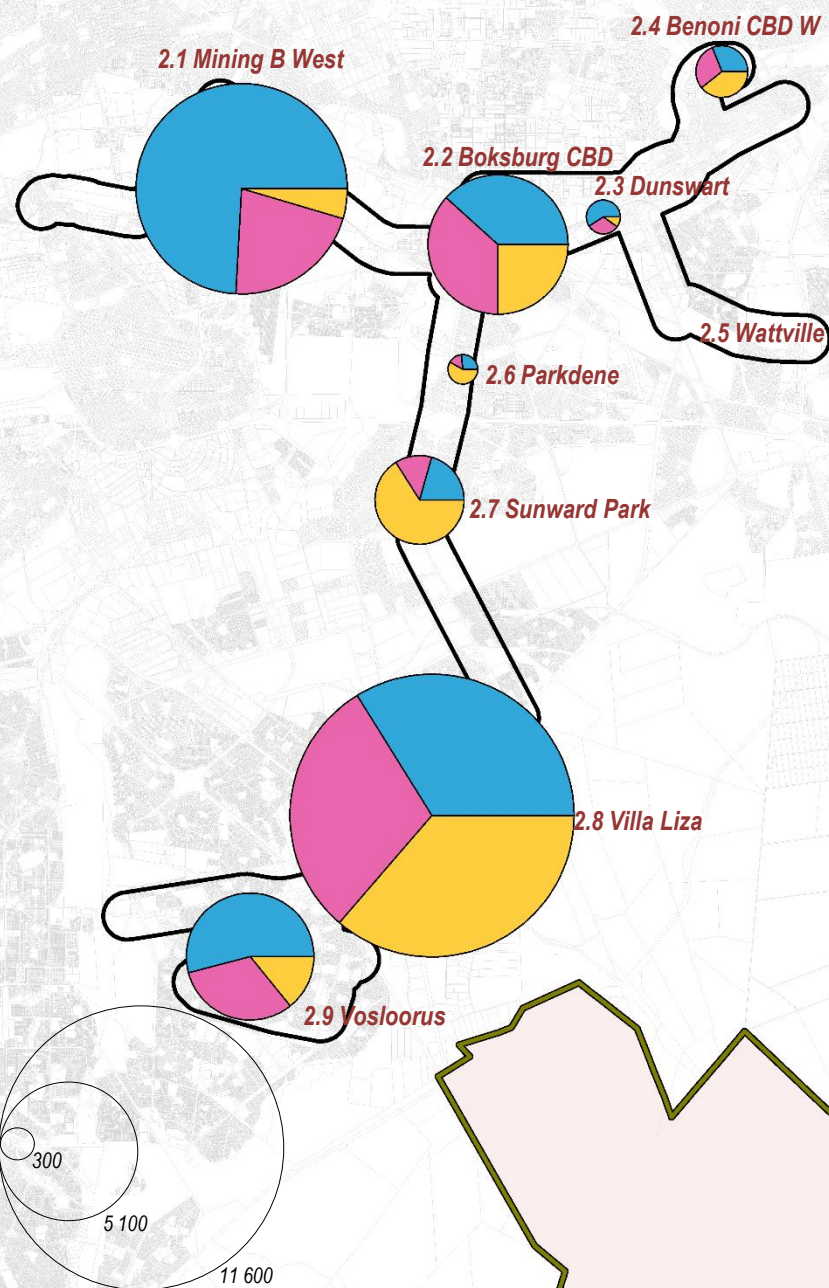
Dwelling Units

- Low Income DU
- Middle Income DU
- High Income DU

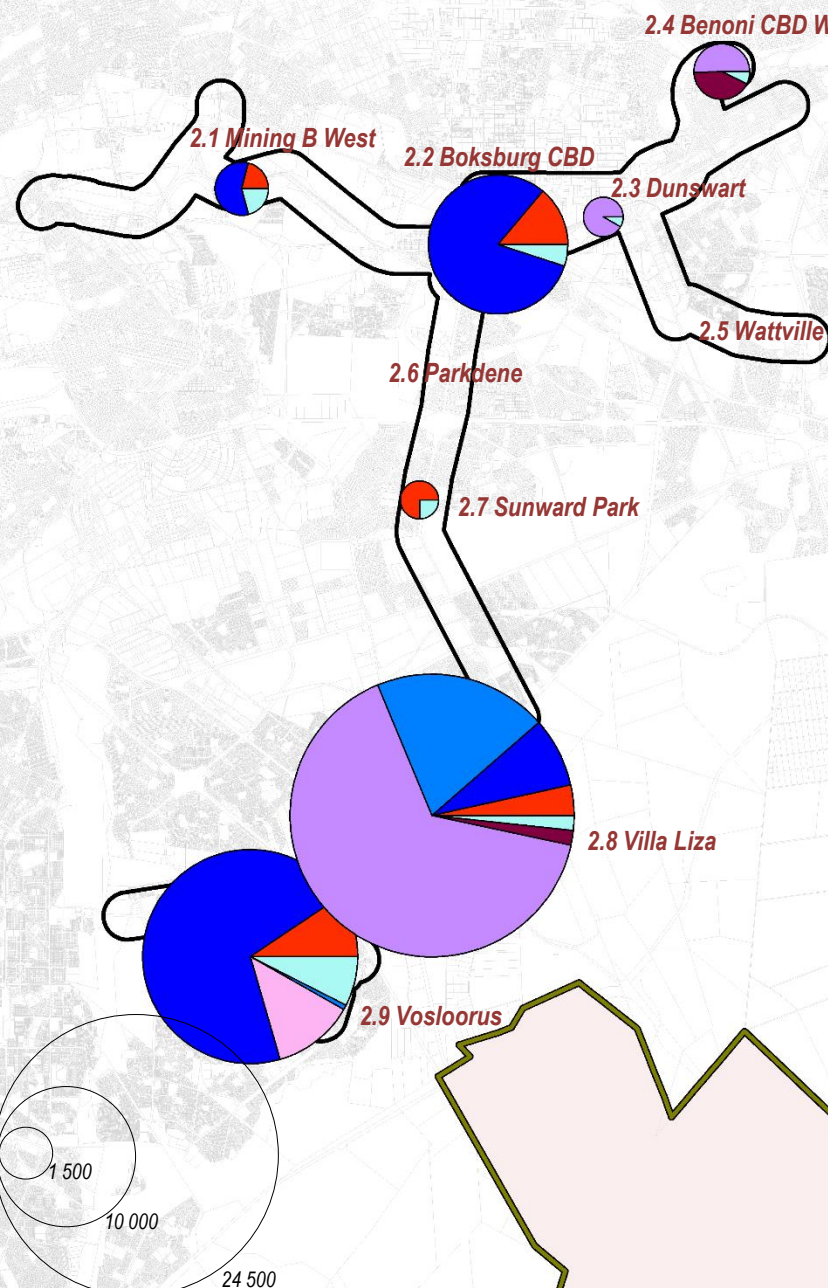
Formal Workers

- Retail
- Office
- Hotel
- Institutional
- Industrial
- Commercial
- Regional Sport
- Domestic

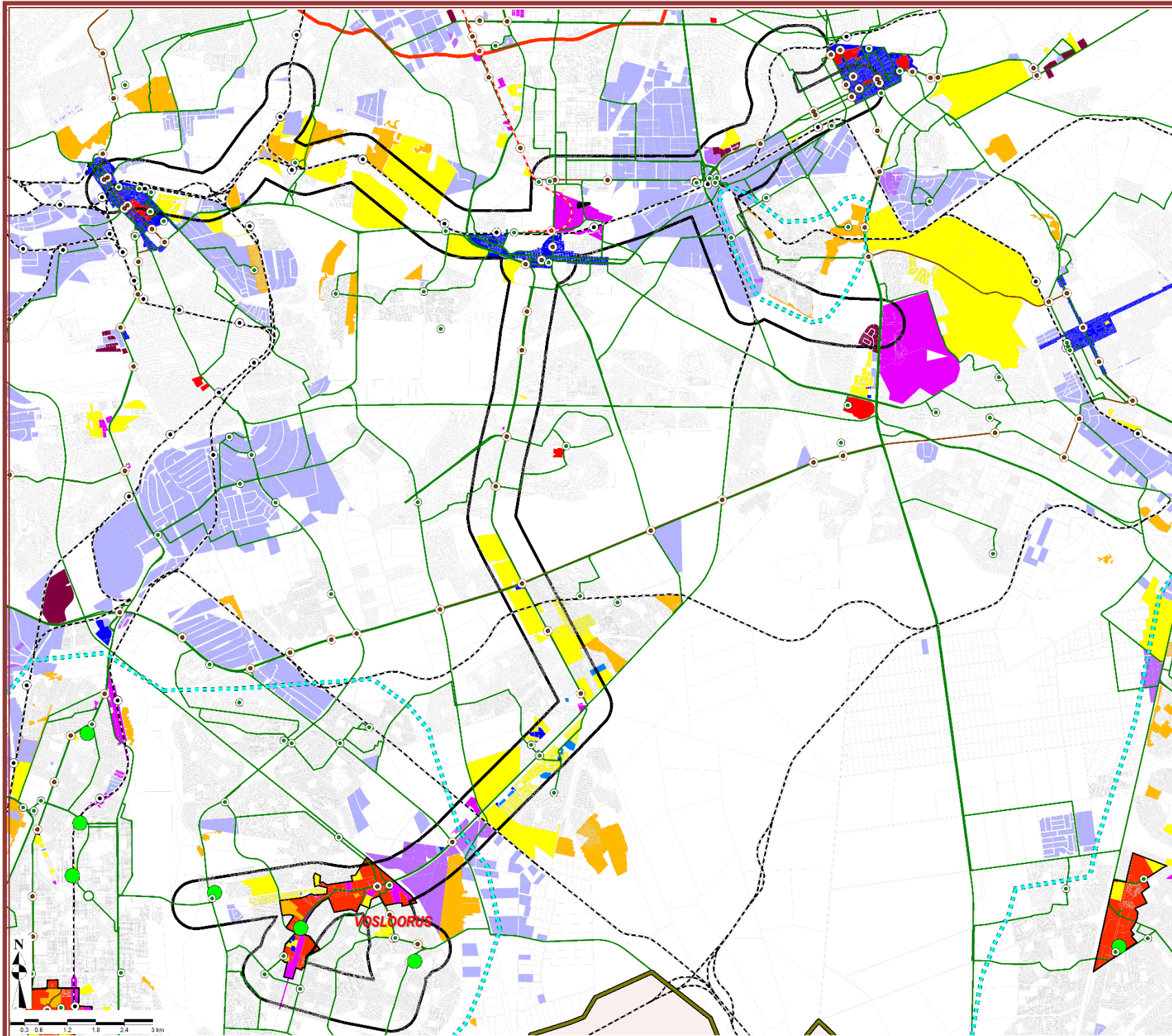
DWELLING UNITS



FORMAL WORKERS



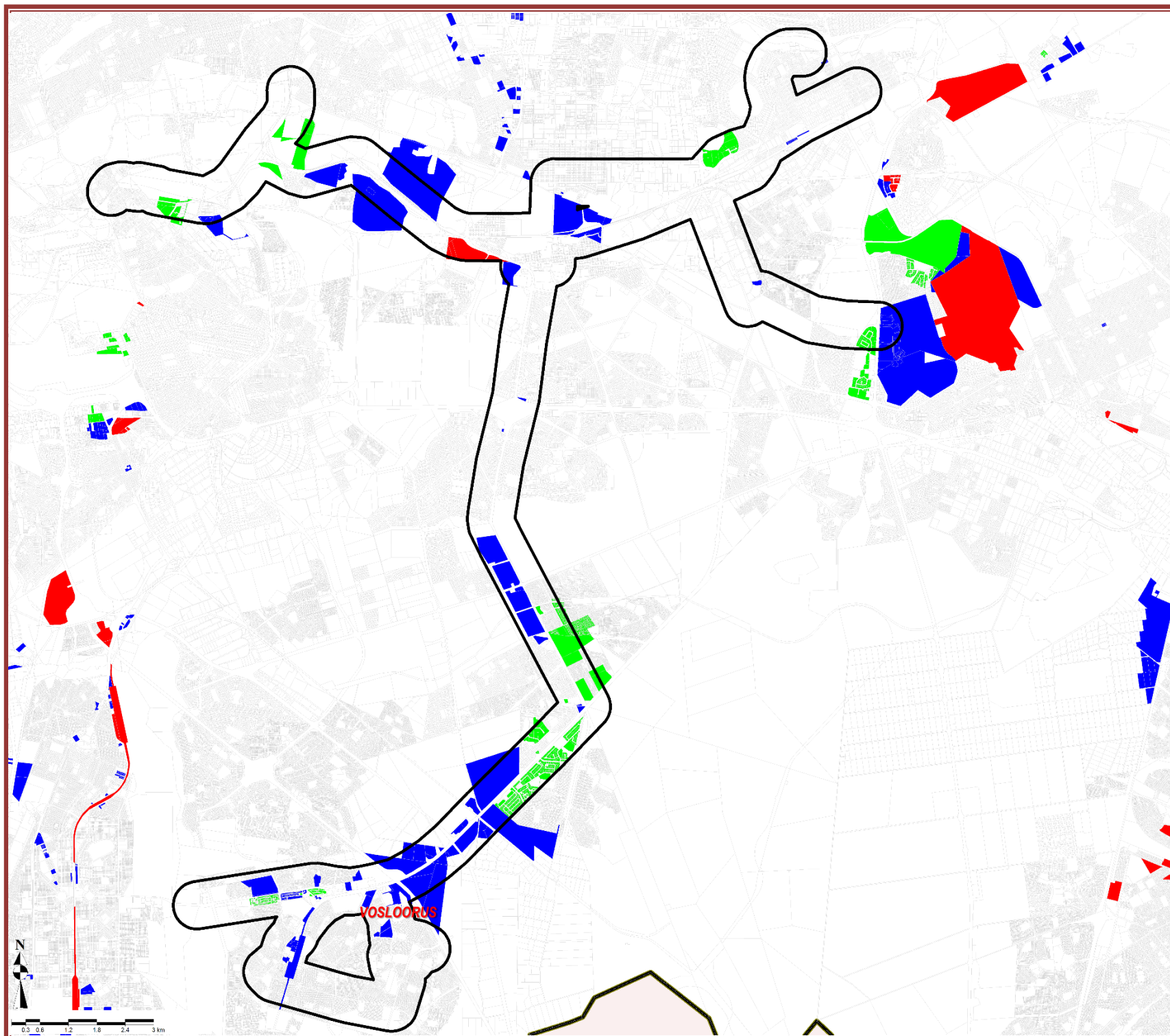
**NEW SPATIAL LOGIC
INTEGRATION ZONE 2**
















- Aerotropolis Core Node
- Urban Hubs
- Marginalised / Peripheral Townships
- Informal Settlements 2016
- Industrial Area
- CBD / Inner Cities
- Shopping Centre
- Secondary Node
- SHUP Category**
- Business Greenfields / - Intensification / - Redevelopment
- Commercial Greenfields / - Redevelopment
- Industrial Greenfields
- Institutional Greenfields / - Redevelopment
- Mixed Use Greenfields / - Redevelopment
- Office Redevelopment
- Residential Densification / - Greenfields / - Redevelopment
- Railway & Stations
- Gautrain Railway line & Station (Current / Proposed)
- BRT Route & Stops
- Minibus Taxi Route & Stops

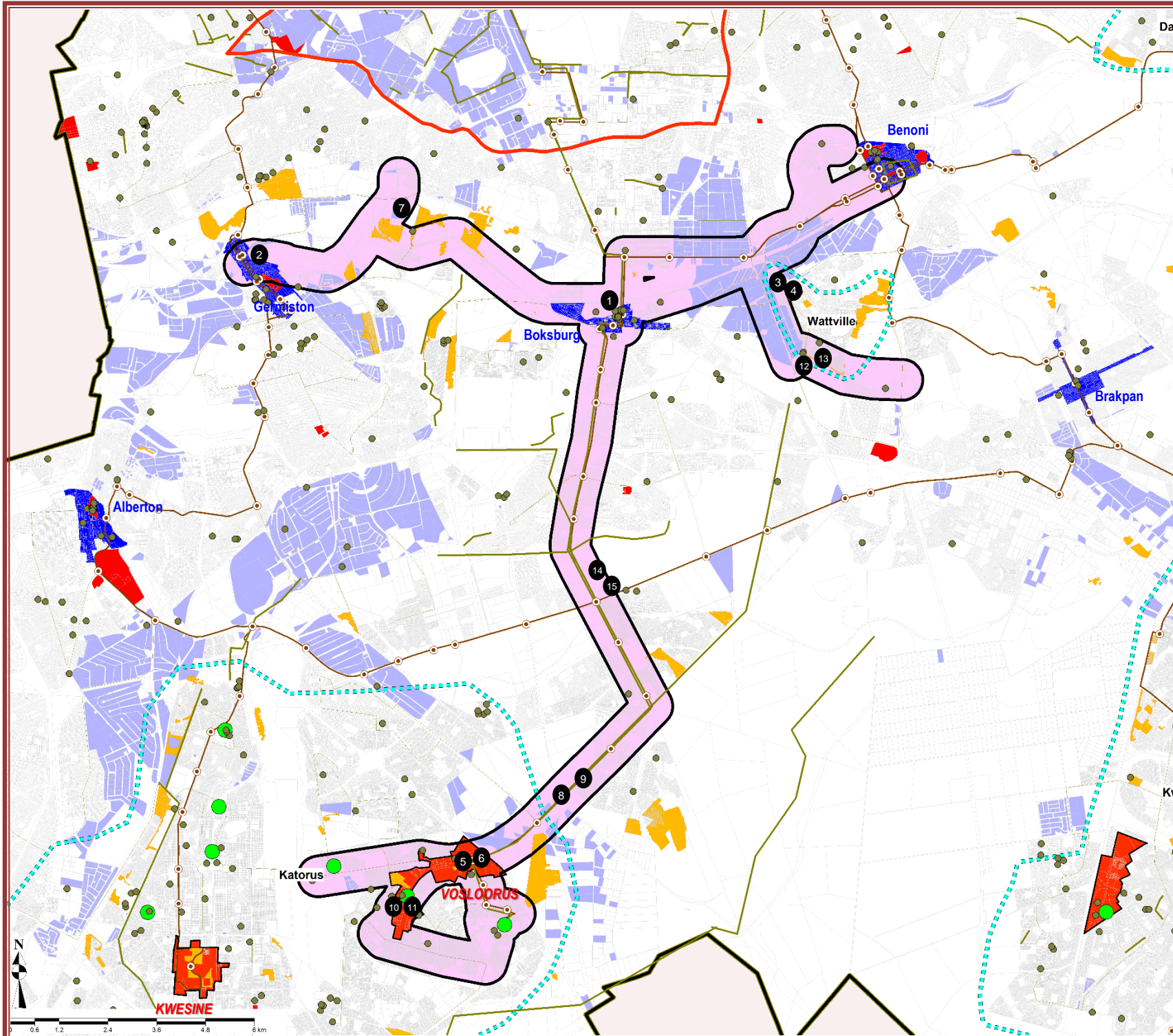
Time Frame

- Long Term
- Medium Term
- Short Term



**CAPEX PRIORITISED
PROJECTS
INTEGRATION ZONE 2**

-  EMM Boundary 2016
-  Aerotropolis Core Node
-  Integration Zone 2
-  Industrial Area
-  Urban Hubs
-  CBD / Inner Cities
-  Shopping Centre
-  Informal Settlements 2016
-  Secondary Node
-  Marginalised / Peripheral Townships
-  CAPEX Projects
-  CAPEX Projects
-  BRT Route & Stops



IZ TARGET MODEL: INTERVENTION PROJECTS

EKURHULENI BEPP
2017/2018

IZ TARGET MODEL: INTERVENTION PROJECTS

INTEGRATION ZONE 2

Time Frame

- Long Term
- Medium Term
- Short Term

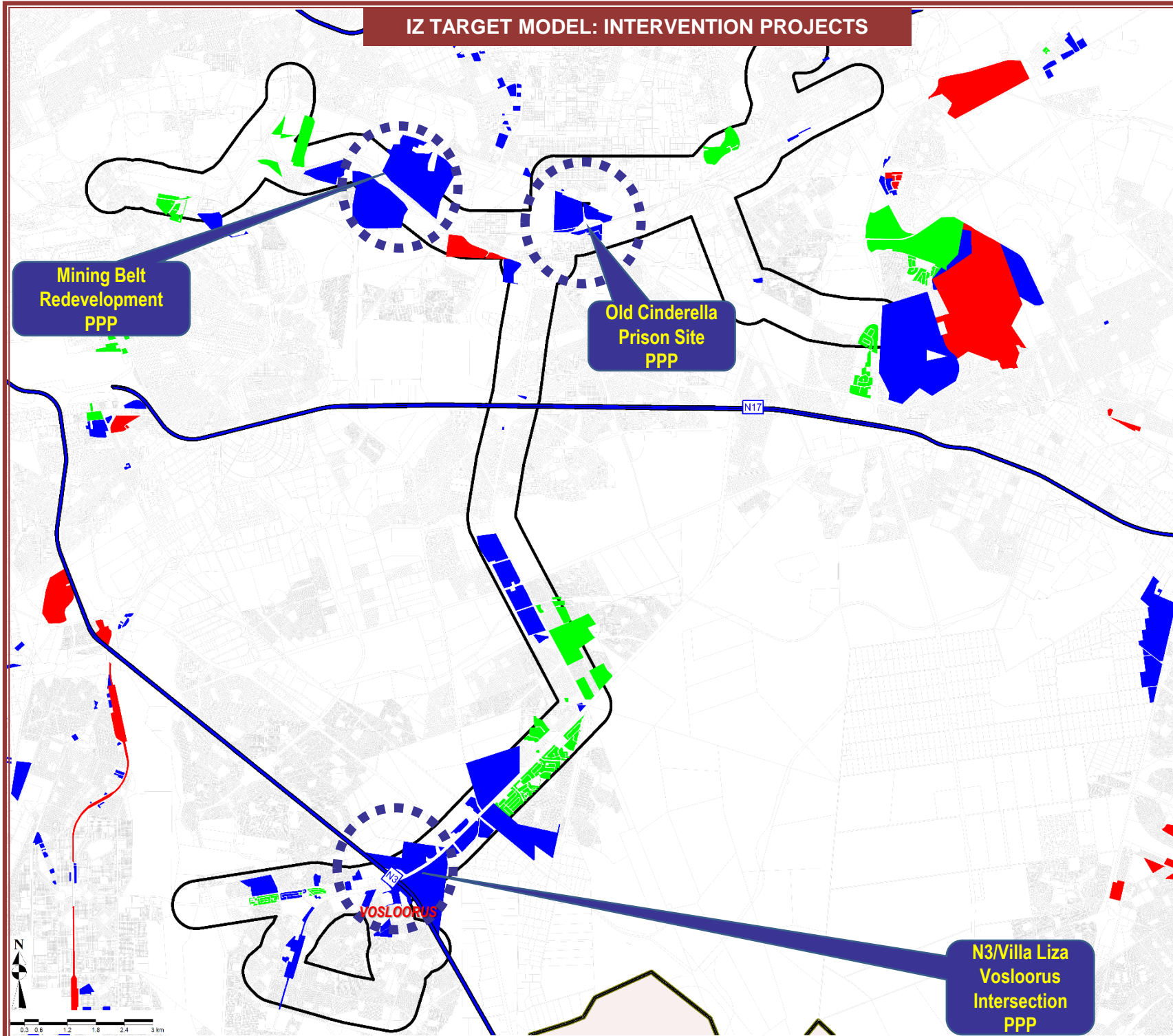

















Figure B1.22.16

1Z 3

DETAIL

**SPATIAL CONCEPT
INTEGRATION ZONE 3**

-  EMM Boundary 2016
-  Aerotropolis Core Node
-  Integration Zone 3
-  Industrial Area
-  Urban Hubs
-  CBD / Inner Cities
-  Shopping Centre
-  Informal Settlements 2016
-  Secondary Node
-  Marginalised / Peripheral Townships
-  Low Income Townships (R0-R3 188 monthly hh income)
-  Railway & Stations
-  Gautrain Railway line & Station (Current / Proposed)
-  BRT Route & Stops
-  Minibus Taxi Route & Stops

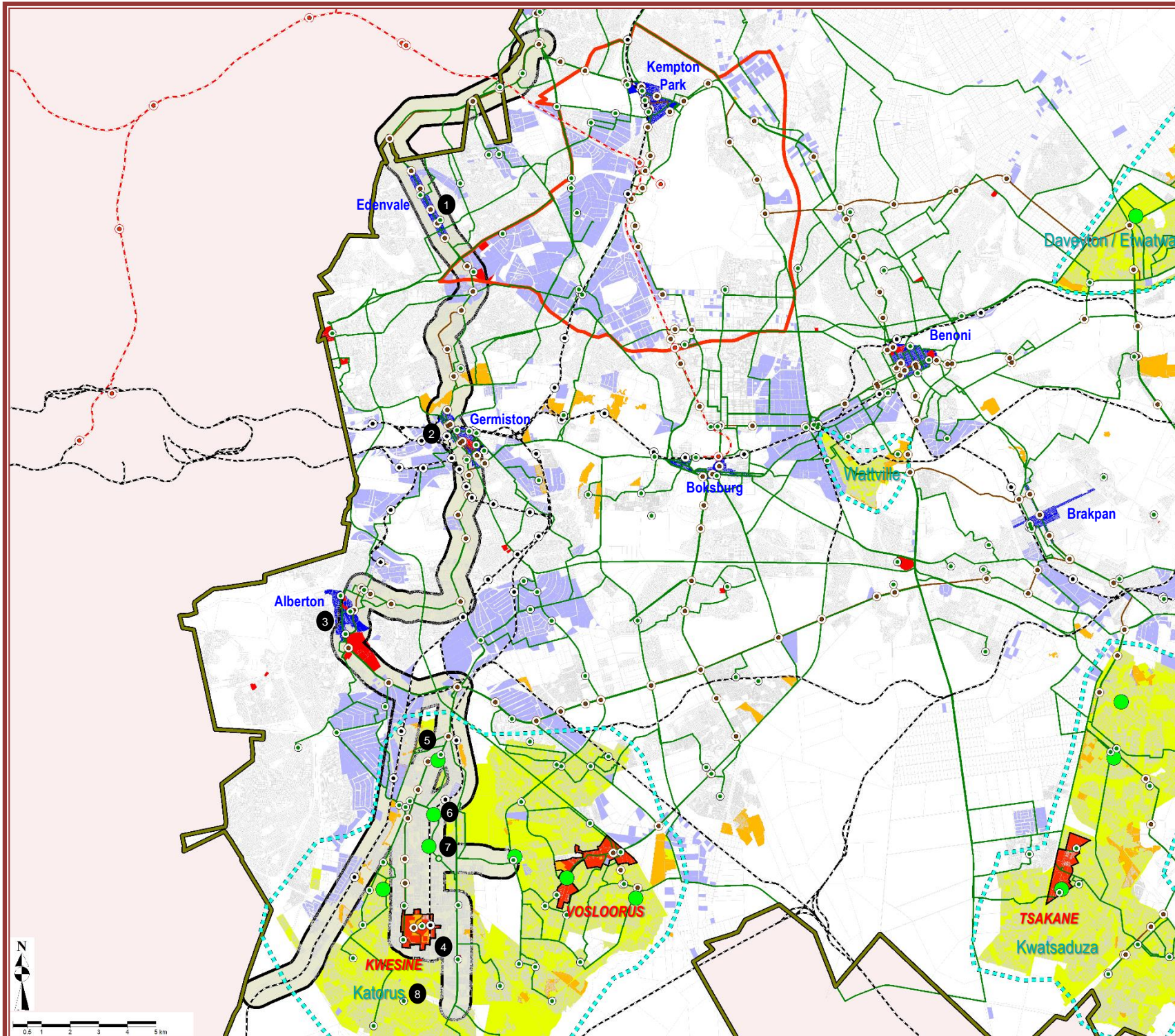
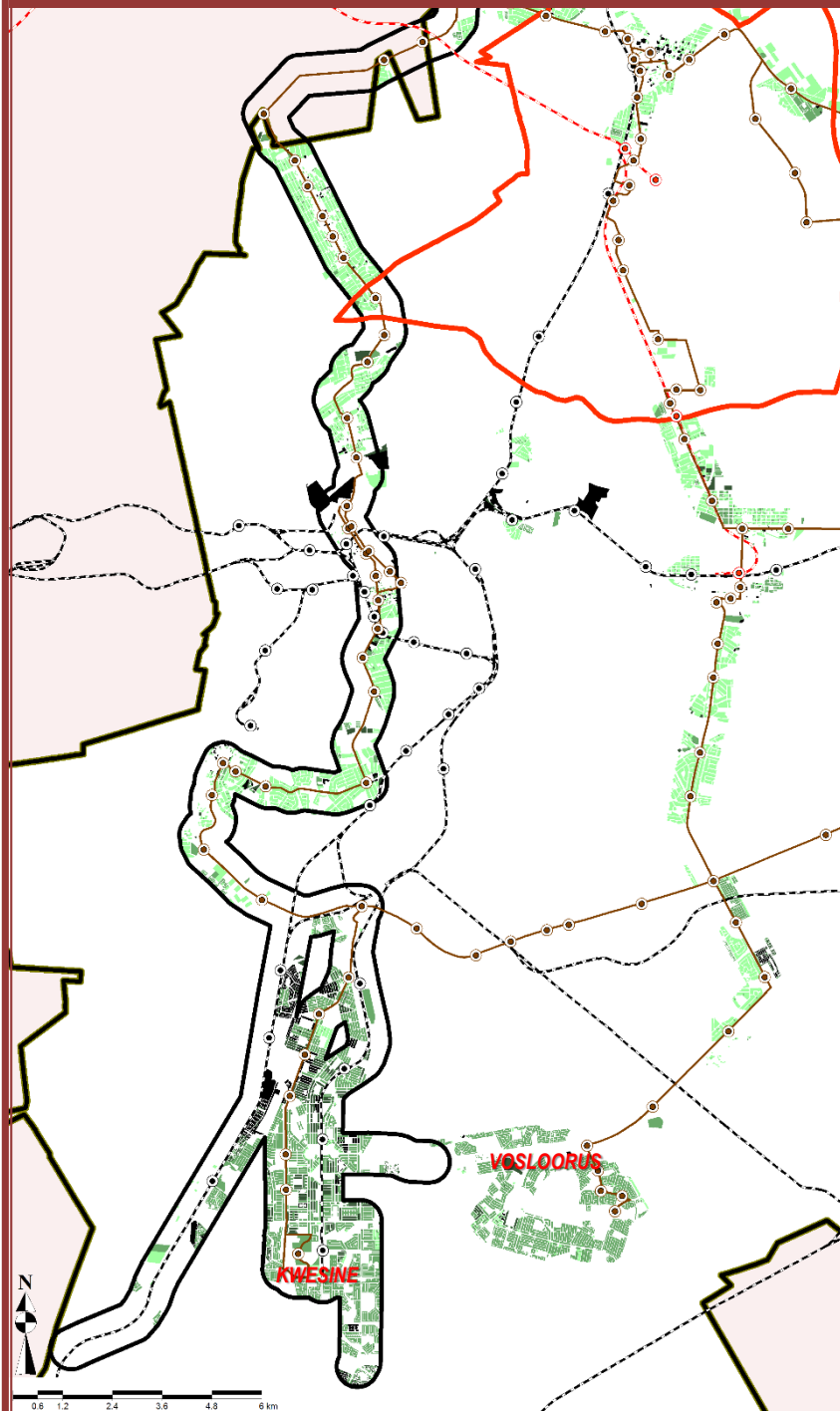
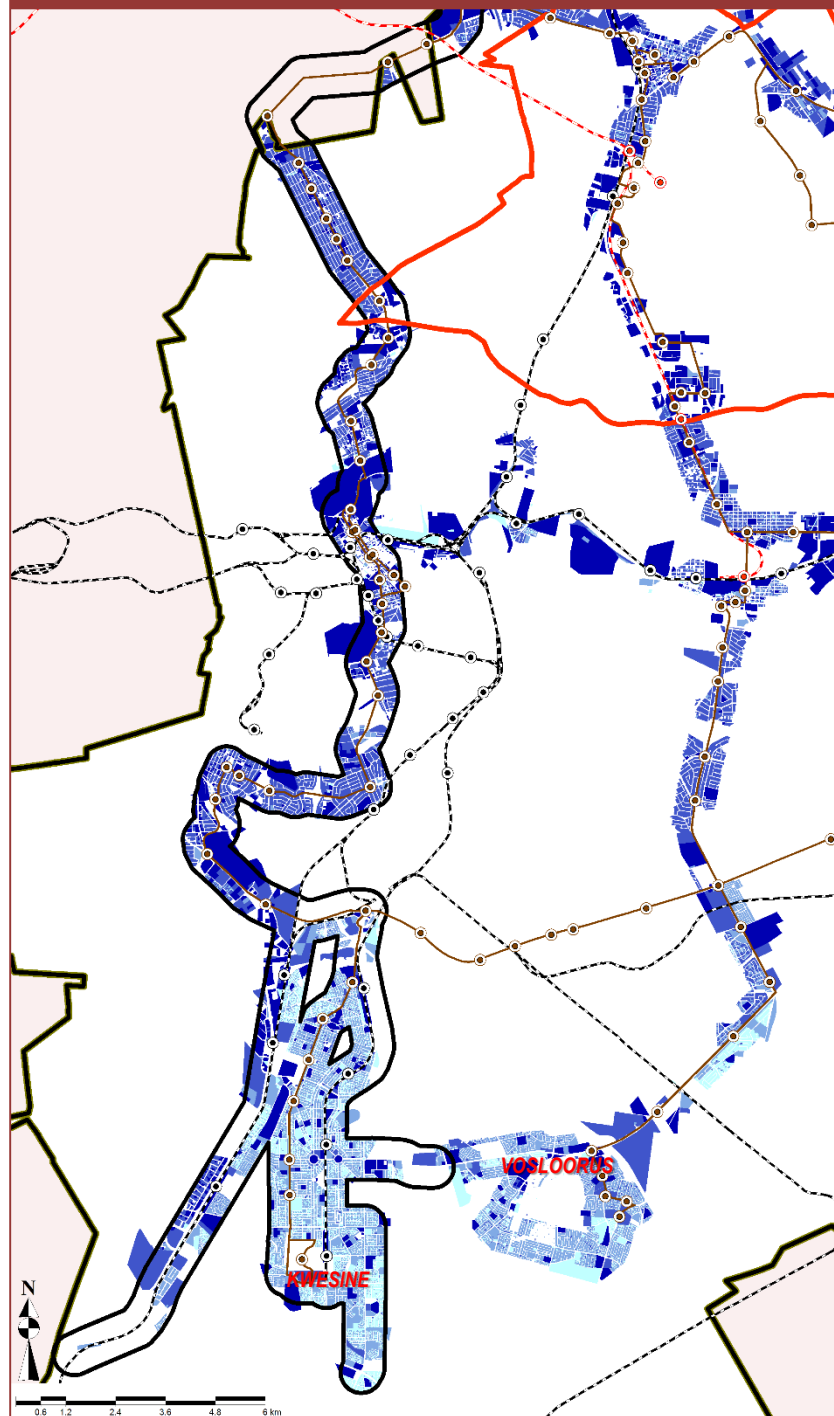


Figure B1.23.1

BASELINE RESIDENTIAL DENSITY



VALUATION ROLL



BASELINE RESIDENTIAL DENSITY AND VALUATION ROLL

INTEGRATION ZONE 3

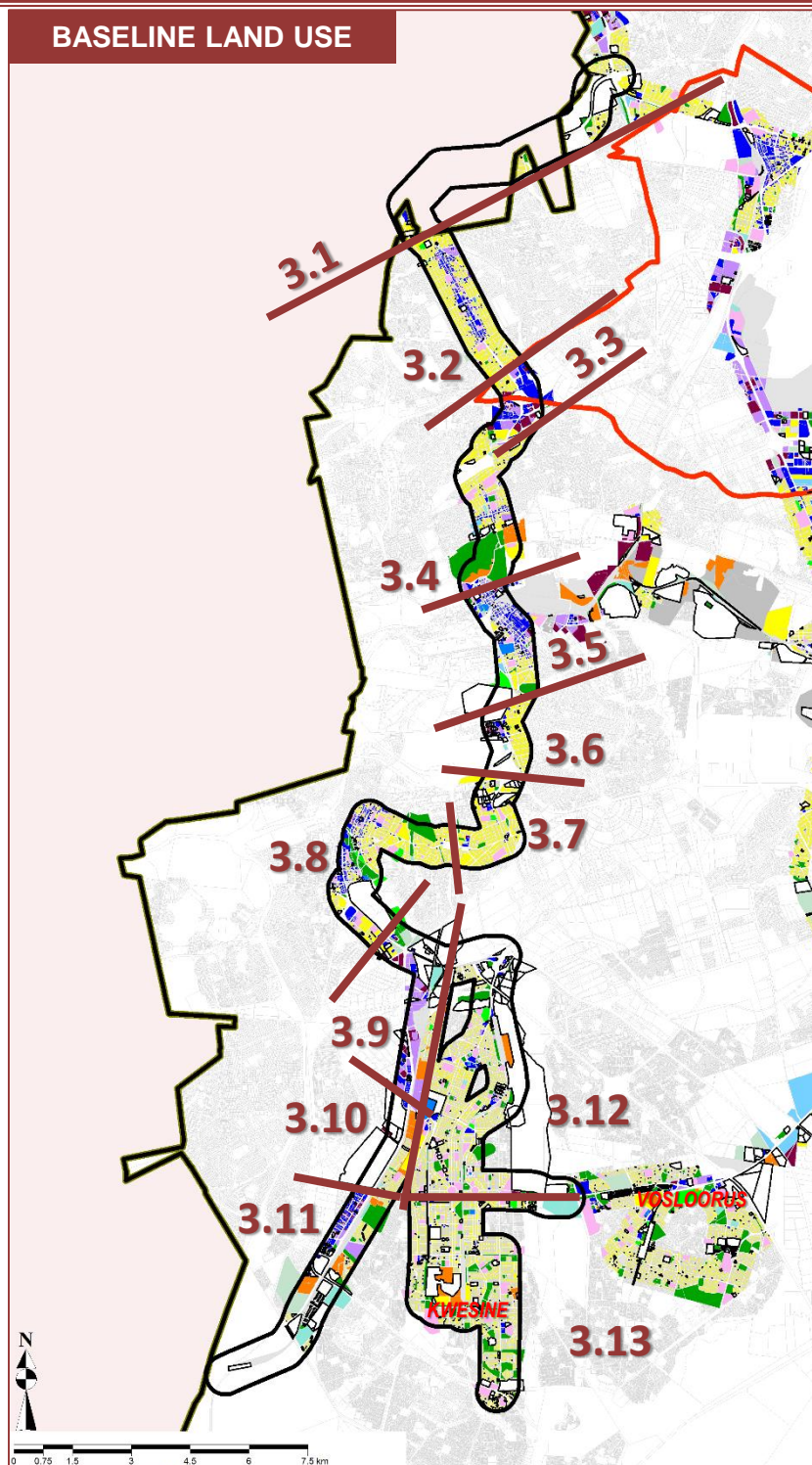
Density (DU/HA)

- 1 to 20
- 21 to 60
- 61 to 80
- 81+

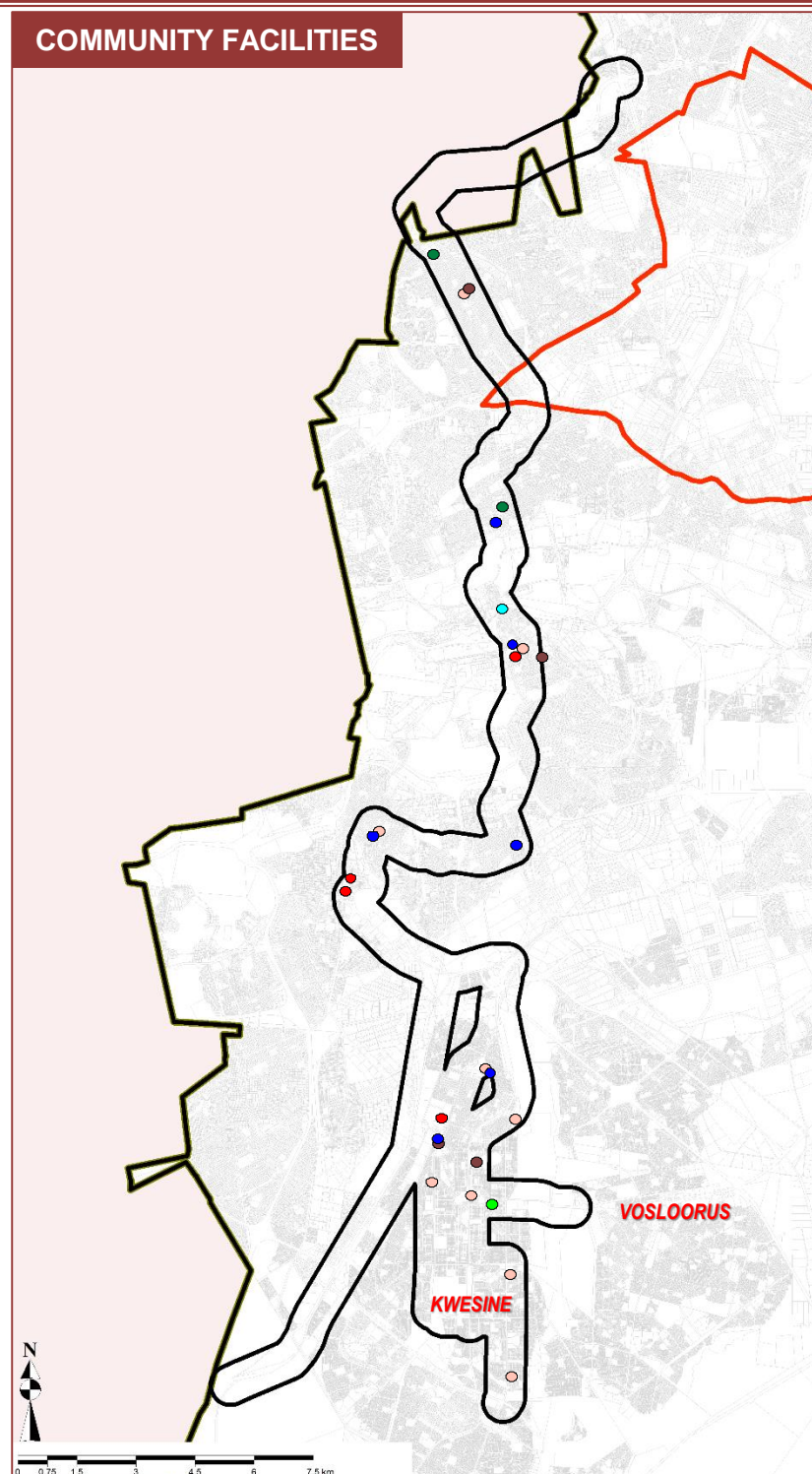
Valuation

- R1 to R199 999
- R200 000 to R499 999
- R500 000 to R2 499 999
- R2 500 000+

BASELINE LAND USE



COMMUNITY FACILITIES



BASELINE LAND USE MIX AND COMMUNITY FACILITIES

INTEGRATION ZONE 3

Facilities











-  Clinics
-  Fire Stations
-  Hospitals
-  Police Stations
-  Sports Facilities
-  Colleges
-  Tertiary Institutions

GenLandUse

-  Agriculture
-  Business
-  Commercial
-  Community Facilities
-  Government/Municipal
-  Industrial
-  Informal Residential
-  Mining
-  Open Space
-  Other/Unknown
-  Parking
-  Residential
-  Sport facility
-  Tertiary Social Facility
-  Transport
-  Utilities
-  Vacant

**VACANT AND
UNDERUTILISED LAND
INTEGRATION ZONE 3**

Vacant and Underutilised

-  Agriculture
-  SH: Agriculture
-  SH: Commercial/industrial
-  SH: Other
-  Vacant: Commercial
-  Vacant: Farm
-  Vacant: Industrial
-  Vacant: Other
-  Vacant: Residential
-  Vacant: Small holding

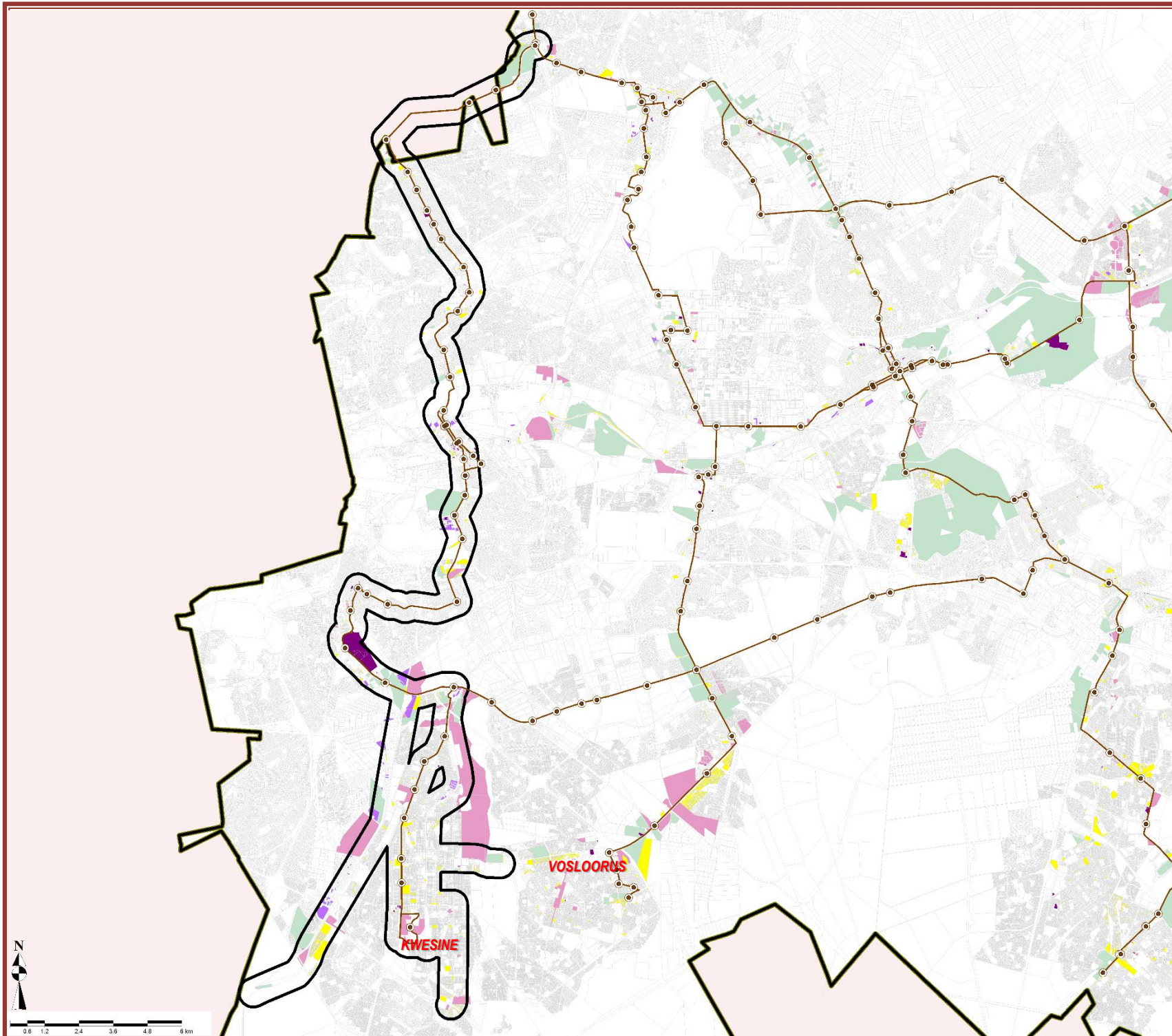
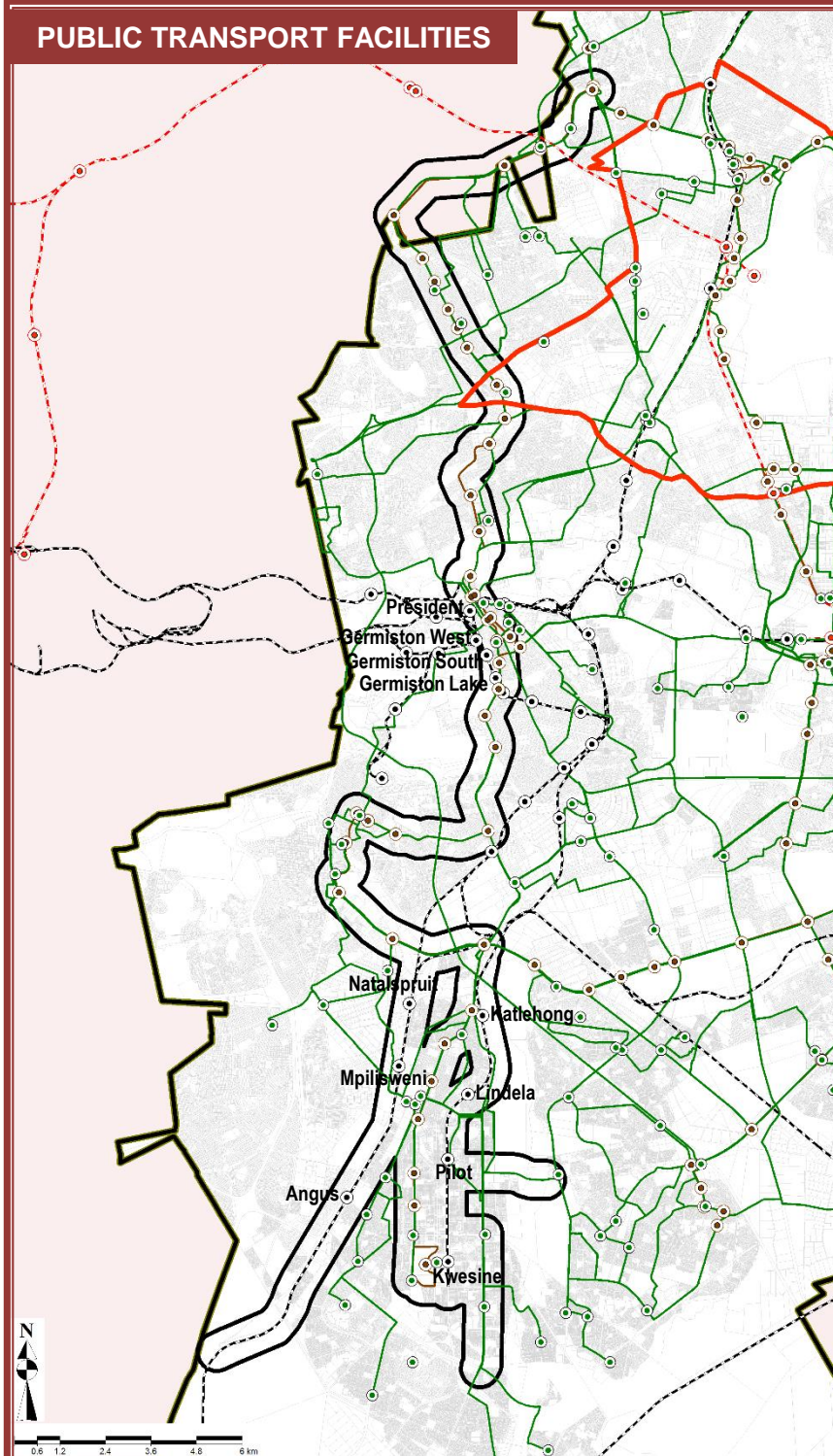
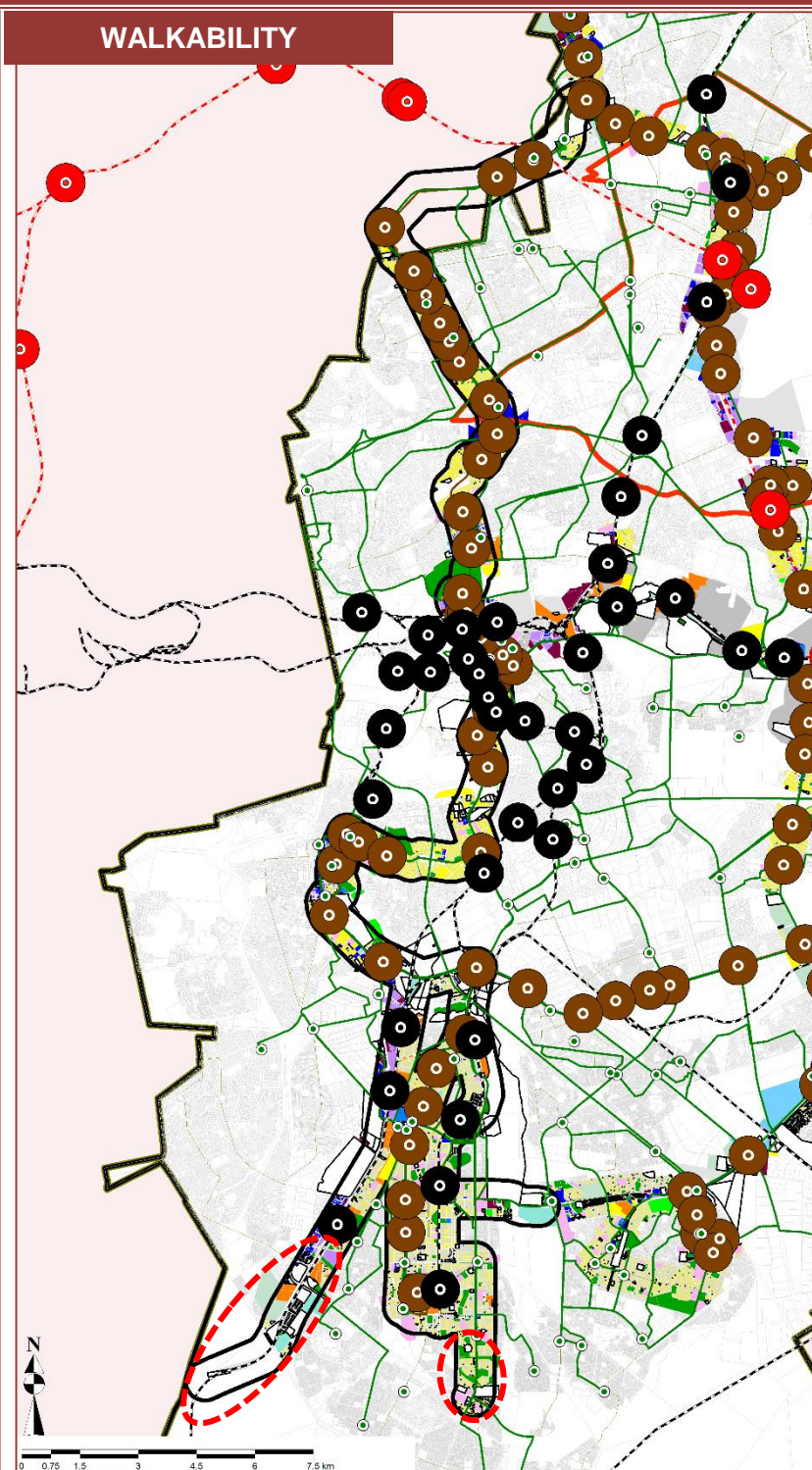


Figure B1.23.4

PUBLIC TRANSPORT FACILITIES





WALKABILITY





PUBLIC TRANSPORT FACILITIES AND WALKABILITY

INTEGRATION ZONE 3





-  EMM_Boundary_2016
-  Aerotropolis Core Node

Routes and Feeders

-  BRT Feeder Route
-  BRT Route
-  BRT Station

-  Minibus_Taxi_Verified_23102012
-  Taxi Routes

Railways and Stations

-  Gautrain Railway line
(Current and Proposed)
-  Gautrain Station
-  Railways
-  Railway_Stations

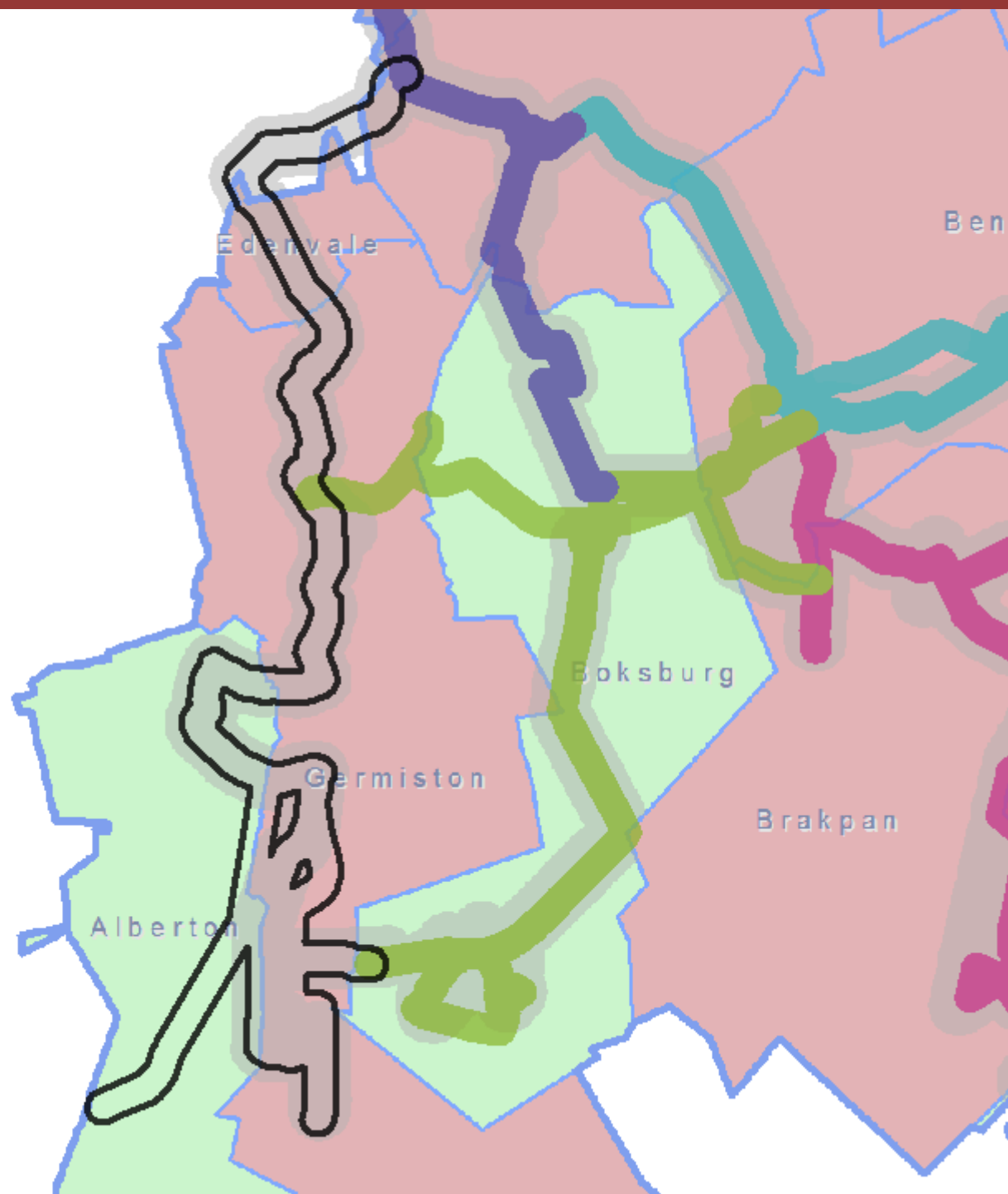
WATER RESERVOIR CAPACITY IZ3




EKURHULENI BEPP
2017/2018

BULK INFRASTRUCTURE

INTEGRATION ZONE 3

Water Reservoir Capacity



 Integration Zone
Reservoir Capacity
 No Capacity
 Spare Capacity

Integration Zone
 Integration Zone 1
 Integration Zone 2
 Integration Zone 3
 Integration Zone 4
 Integration Zone 5

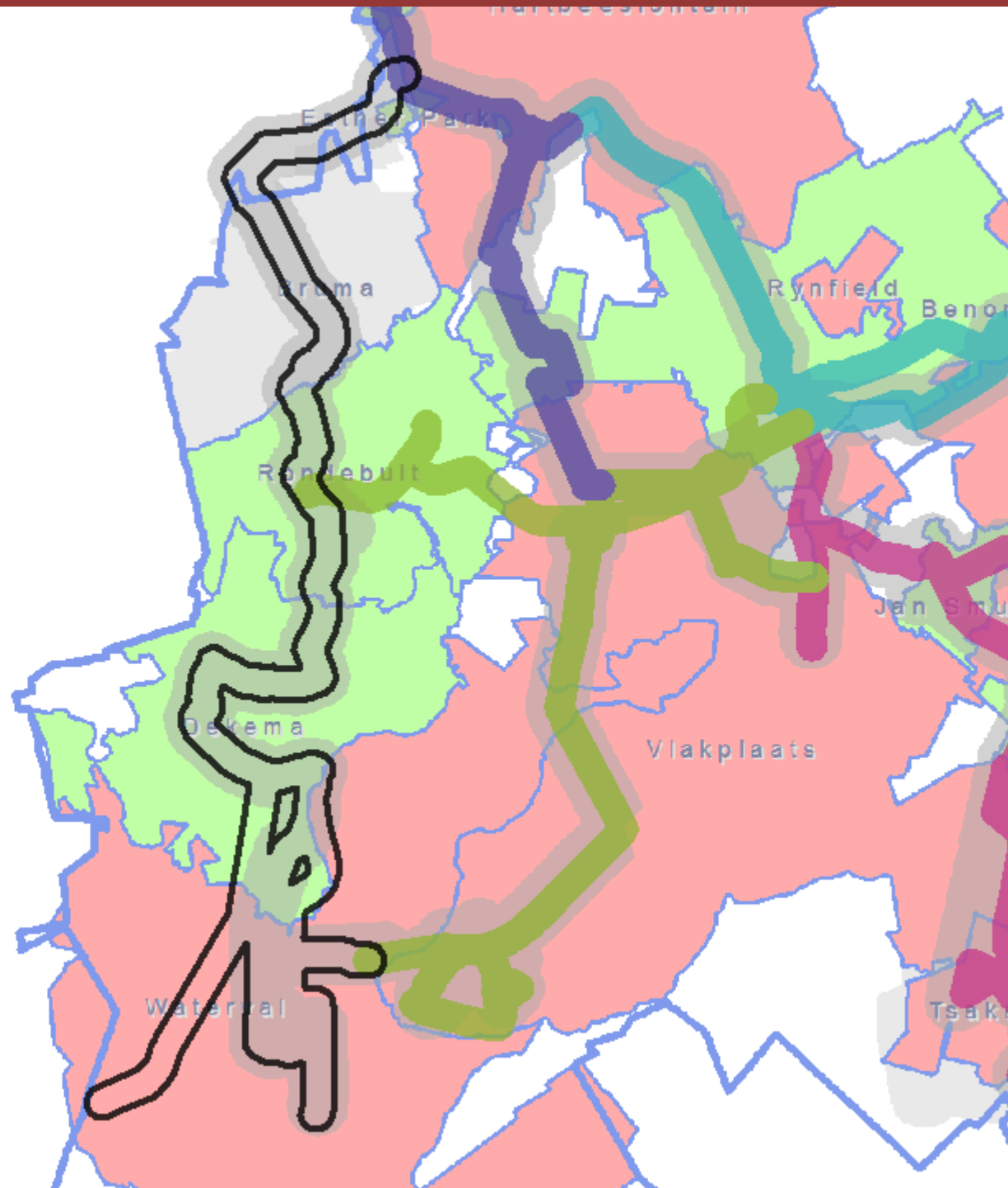
WWTW CAPACITY IZ3



**EKURHULENI BEPP
2017/2018**

BULK INFRASTRUCTURE INTEGRATION ZONE 3

WWTW Capacity



Integration Zone

- Integration Zone 1
- Integration Zone 2
- Integration Zone 3
- Integration Zone 4
- Integration Zone 5

Capacity

- Johannesburg North WWTW
- No Capacity
- Spare Capacity

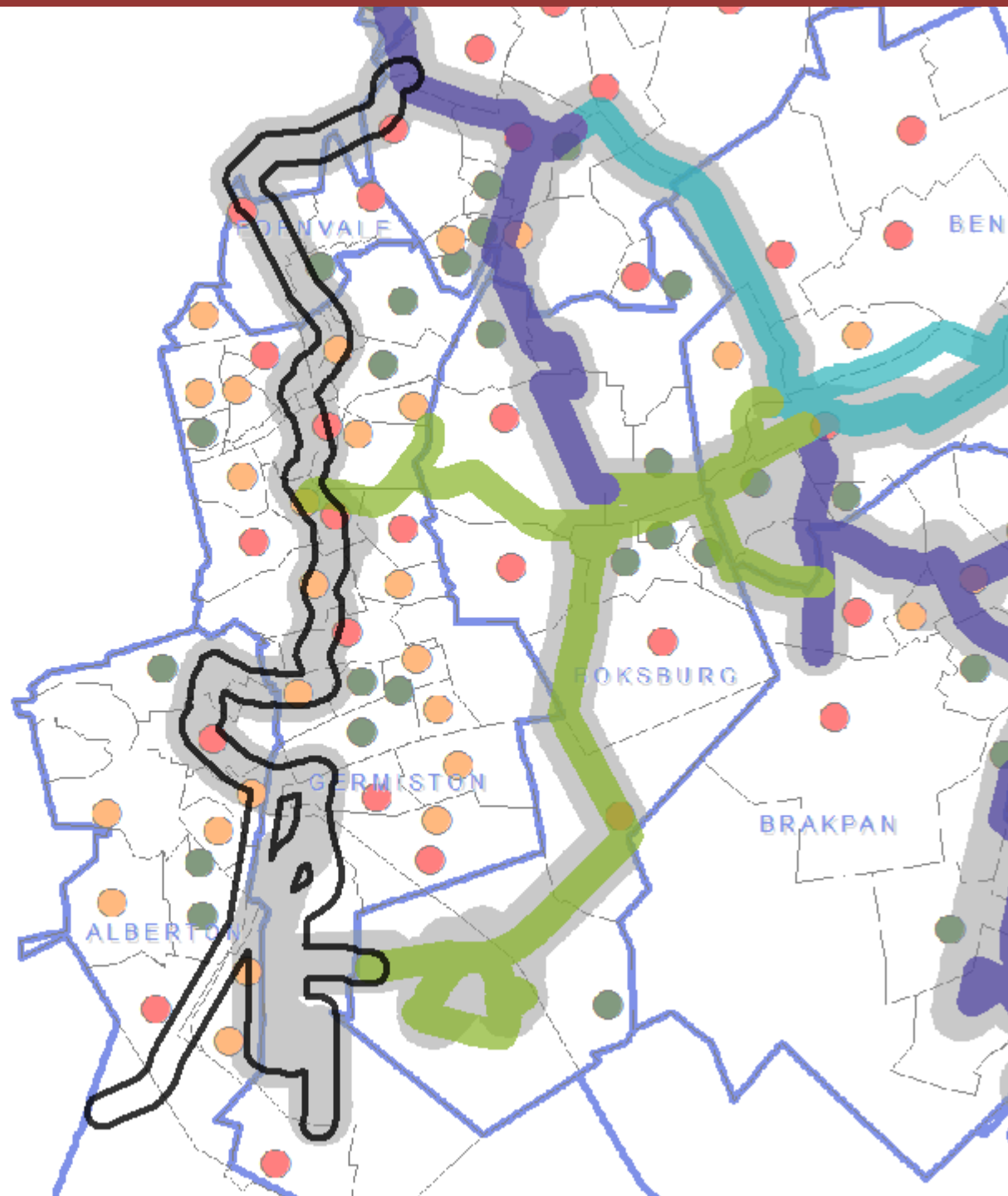
Integration Zone

- Integration Zone 1
- Integration Zone 2
- Integration Zone 3
- Integration Zone 4
- Integration Zone 5

SUBSTATION CAPACITY IZ3

**BULK
INFRASTRUCTURE
INTEGRATION ZONE 3**

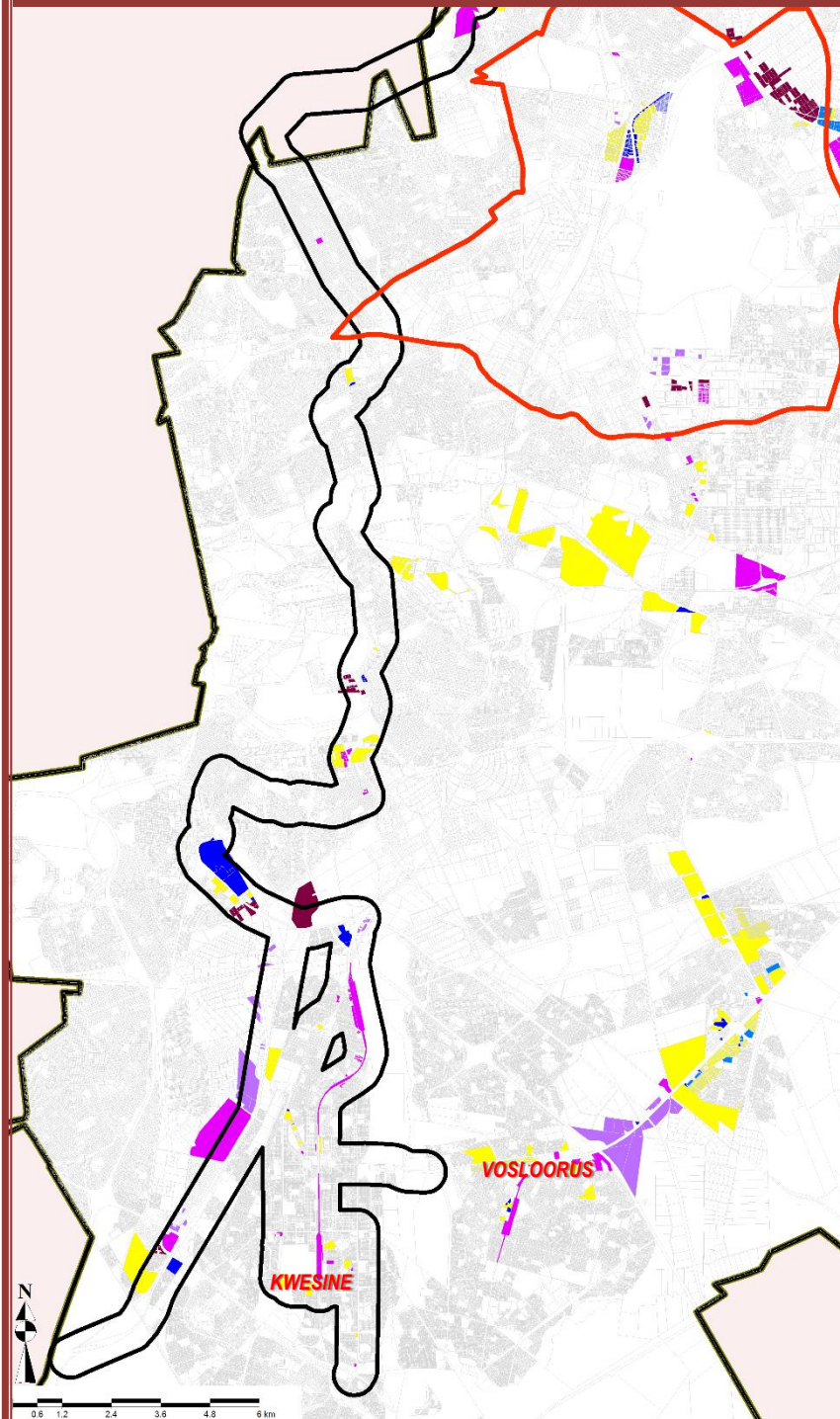
Substation Capacity



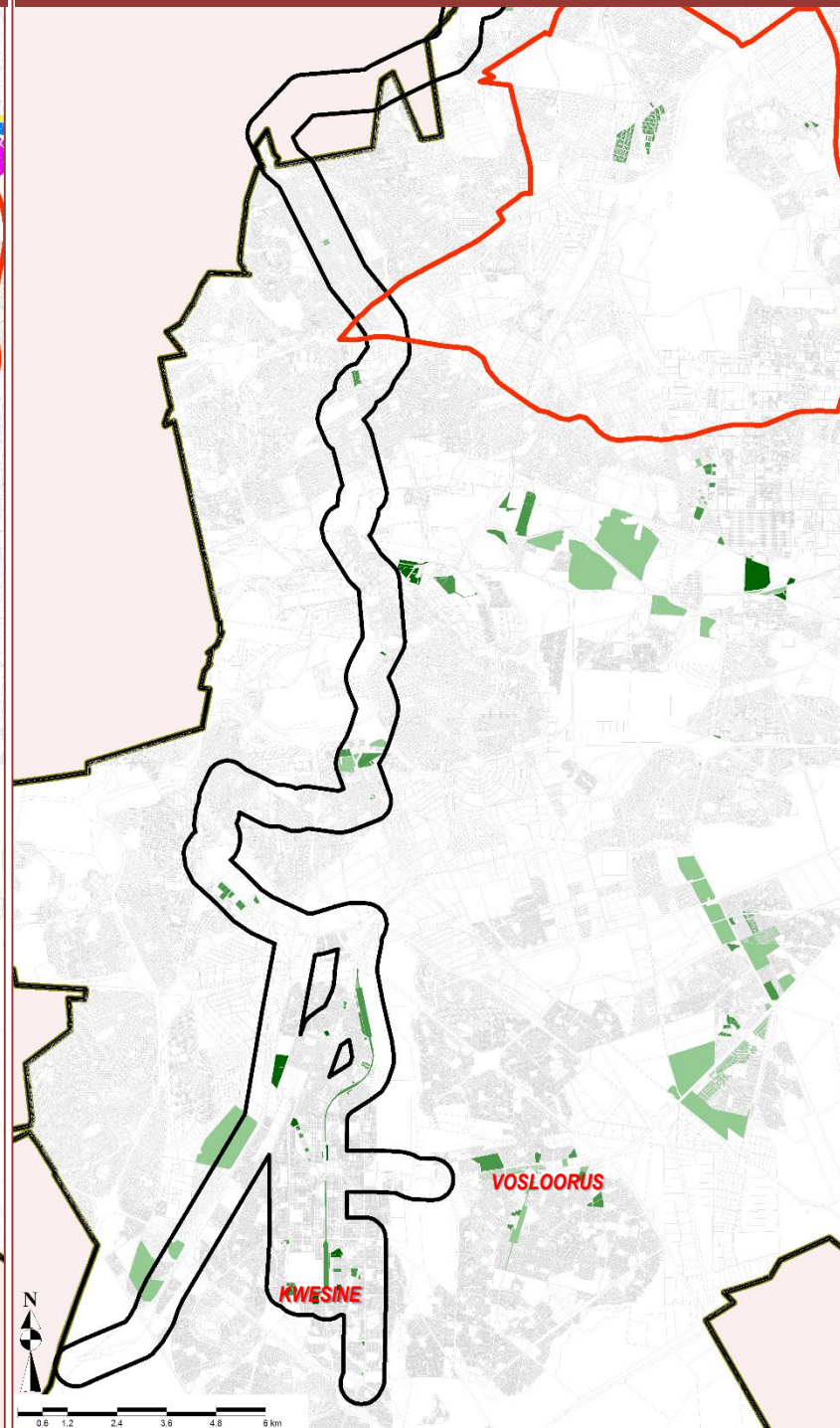
- Substation Zones**
- Integration Zone**
- Capacity**
- No Spare Capacity (37)
 - Spare Installed Capacity, Over Firm Capacity (43)
 - Spare Firm and Installed Capacity (47)

- Integration Zone**
- Integration Zone 1
 - Integration Zone 2
 - Integration Zone 3
 - Integration Zone 4
 - Integration Zone 5

LAND USE CATEGORY



RESIDENTIAL DENSITY







IZ TARGET MODEL: LAND USE CATEGORY AND RESIDENTIAL DENSITY

INTEGRATION ZONE 3

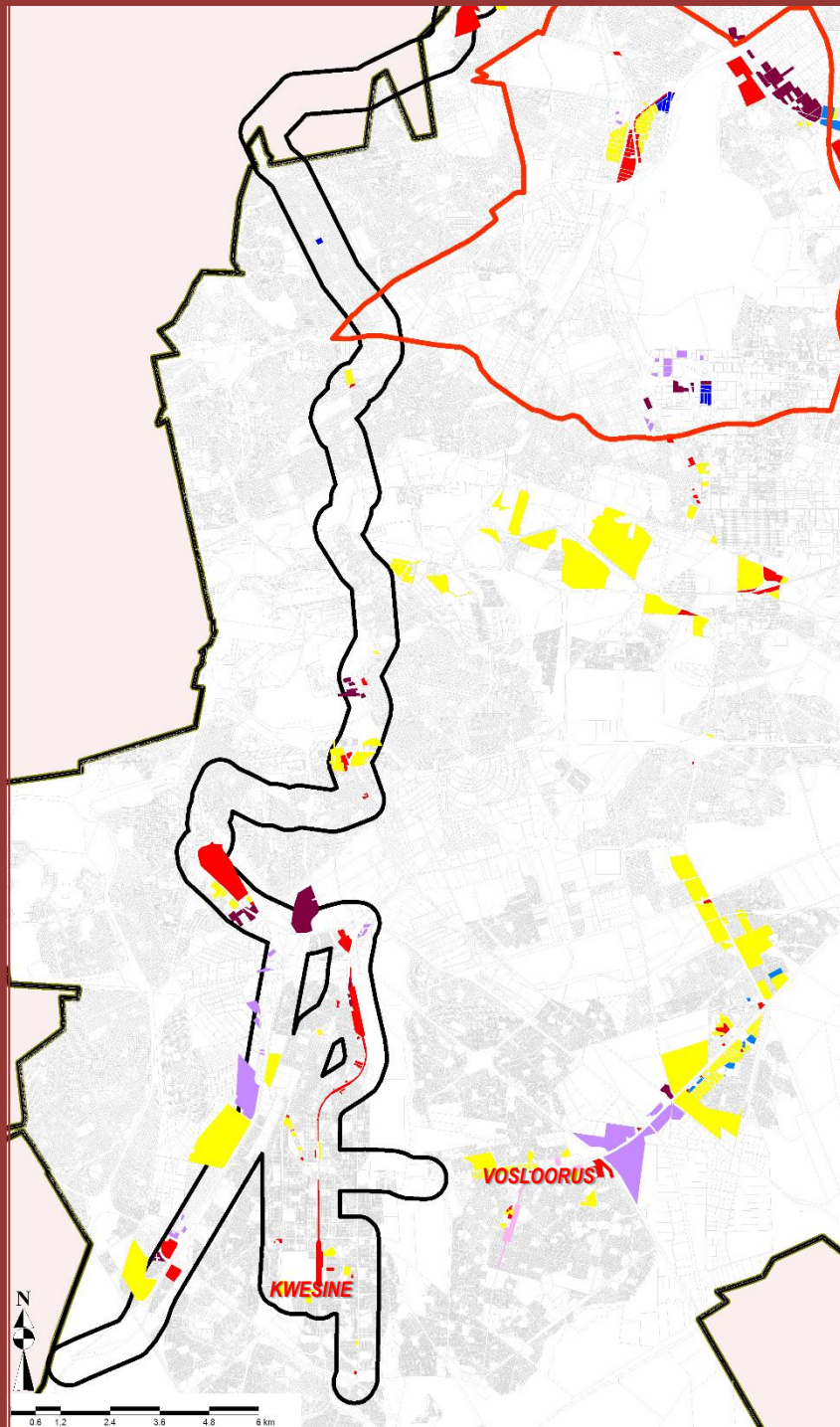
LAND USE CATEGORY

-  Business Greenfields
-  Business Intensification
-  Business Redevelopment
-  Commercial Greenfields
-  Commercial Redevelopment
-  Industrial Greenfields
-  Institutional Greenfields
-  Institutional Redevelopment
-  Mixed Use Greenfields
-  Mixed Use Redevelopment
-  Office Redevelopment
-  Residential Densification
-  Residential Greenfields
-  Residential Redevelopment

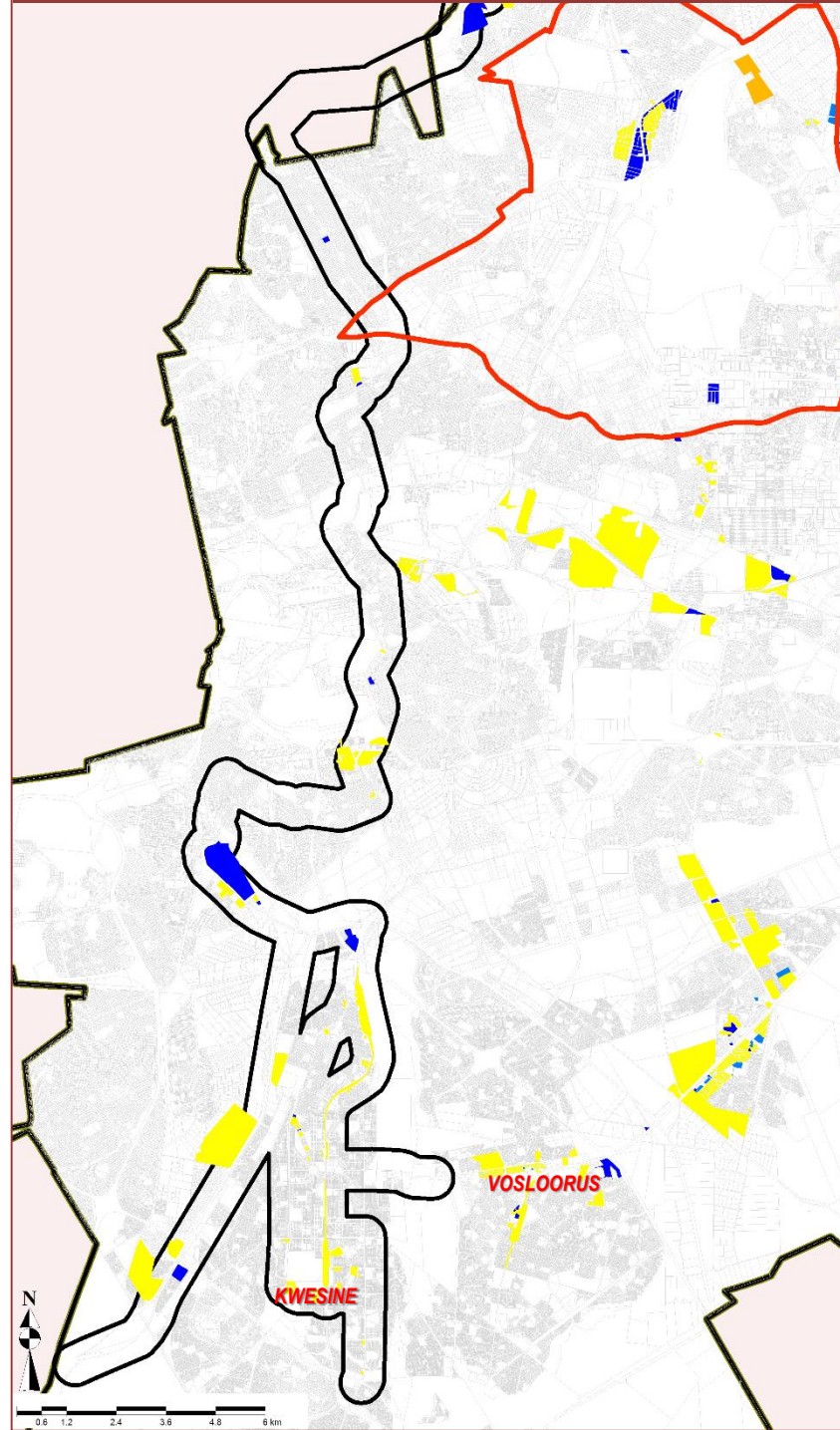
RESIDENTIAL DENSITY (DU/HA)

-  1 to 20
-  21 to 60
-  61 to 80
-  81+

LAND USE - GROUND FLOOR



LAND USE - FIRST FLOOR



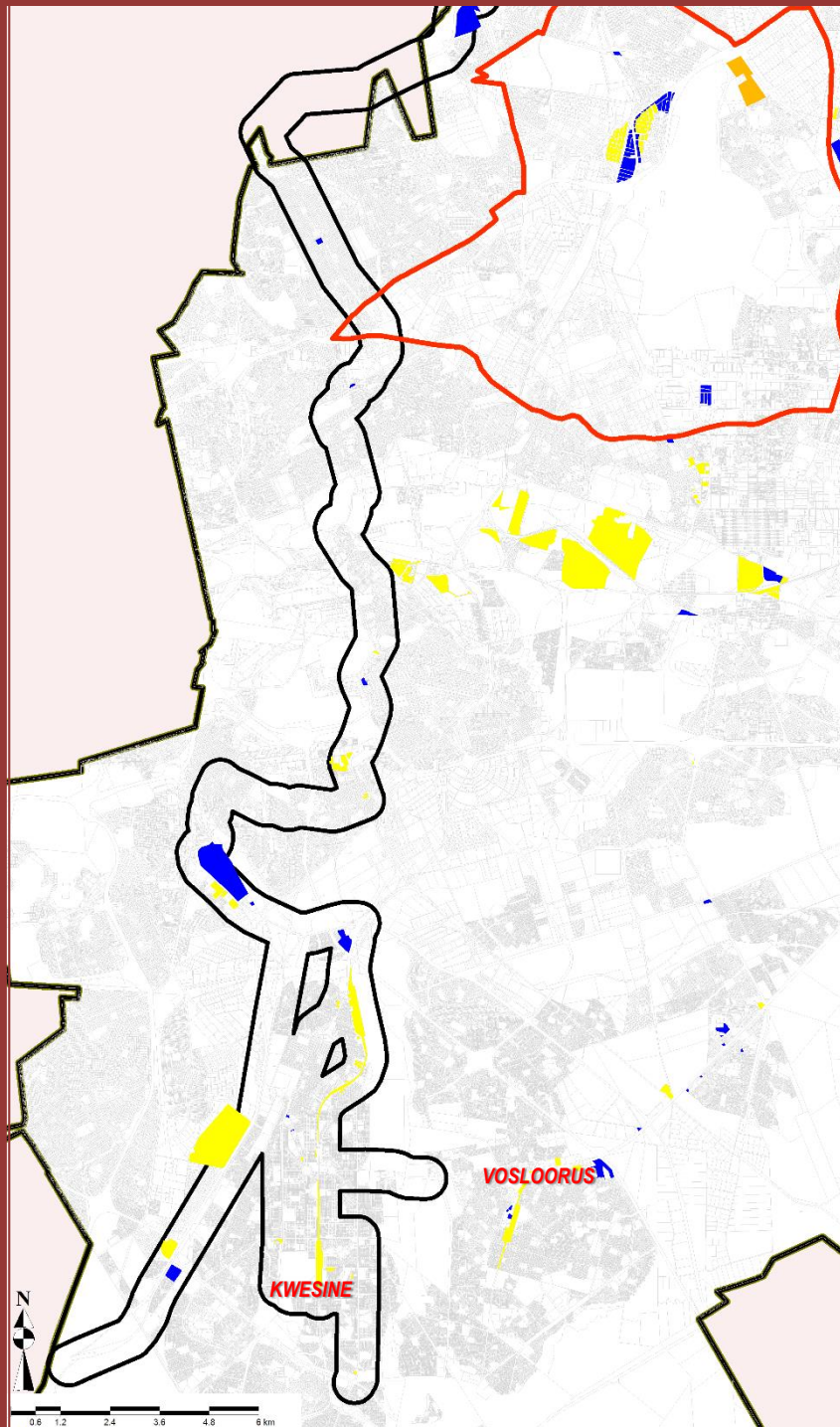
IZ TARGET MODEL: LAND USE PER FLOOR GROUND AND 1STE FLOOR

INTEGRATION ZONE 3

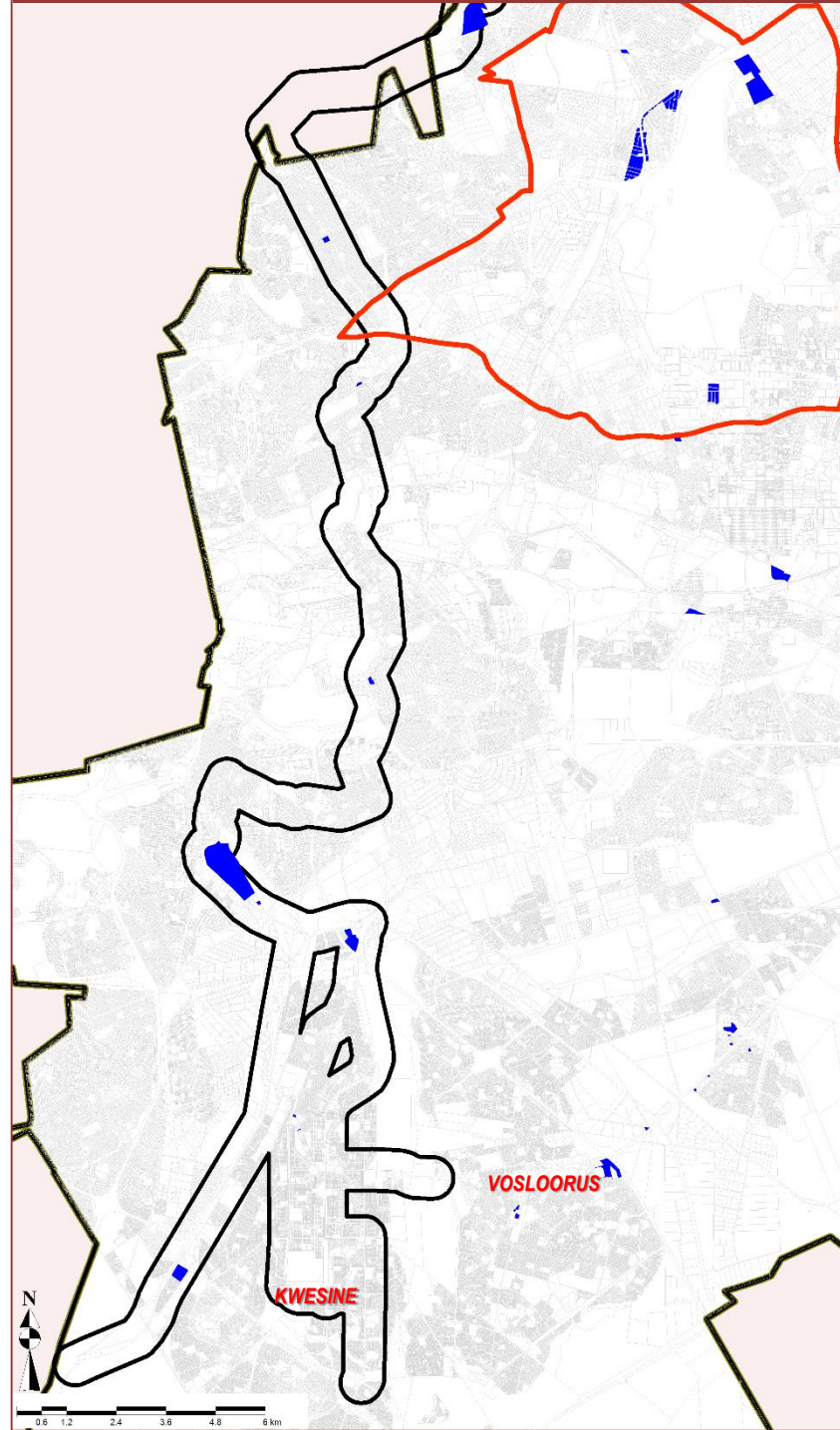
LAND USE PER FLOOR

-  Commercial
-  Community Facilities
-  Industrial
-  Institutional
-  Offices
-  Residential
-  Retail
-  Sport
-  Hotel
-  Aerotropolis Core Node

LAND USE – SECOND FLOOR



LAND USE – THIRD FLOOR



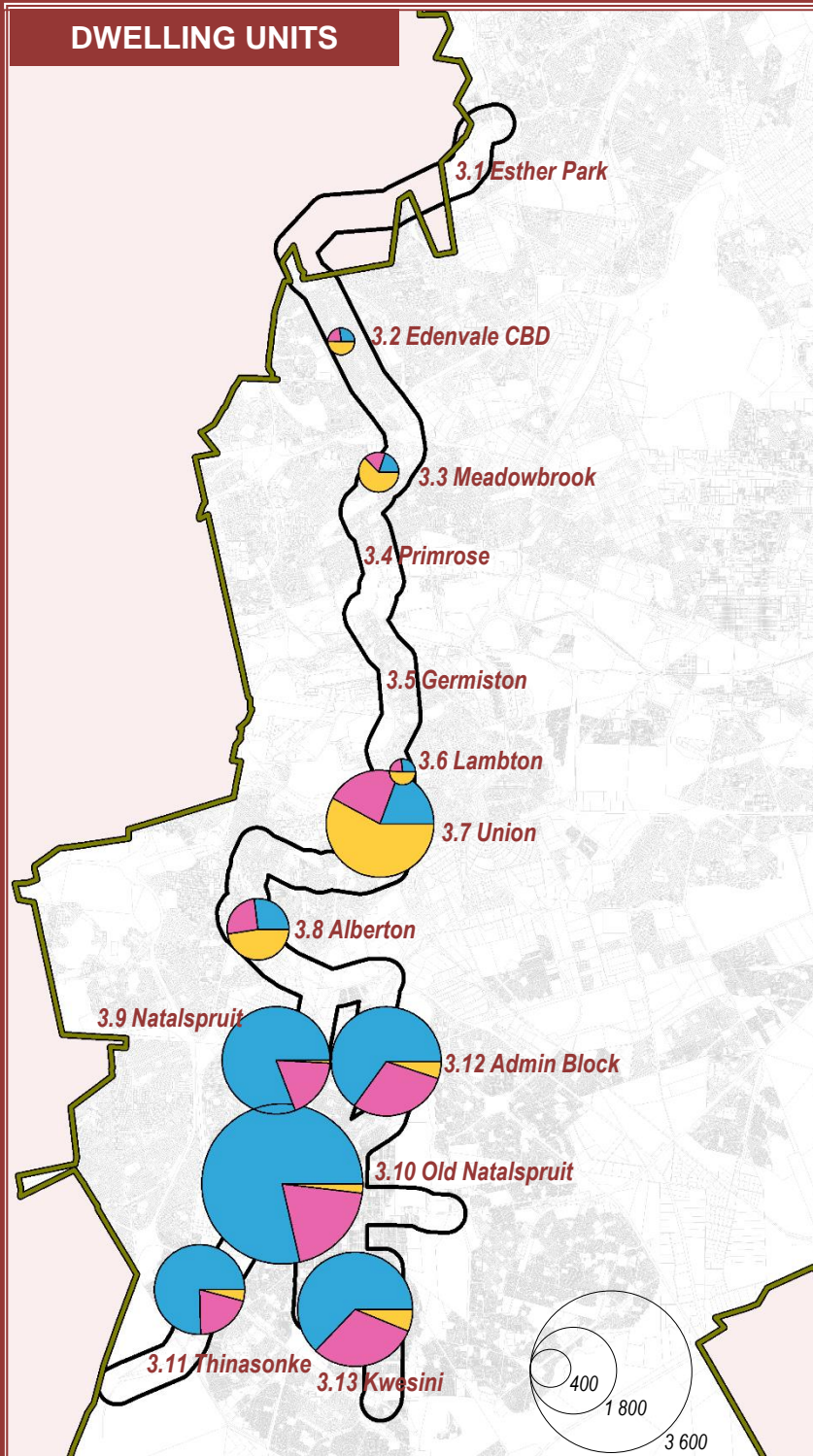
IZ TARGET MODEL: LAND USE PER FLOOR SECOND AND THIRD FLOOR

INTEGRATION ZONE 3

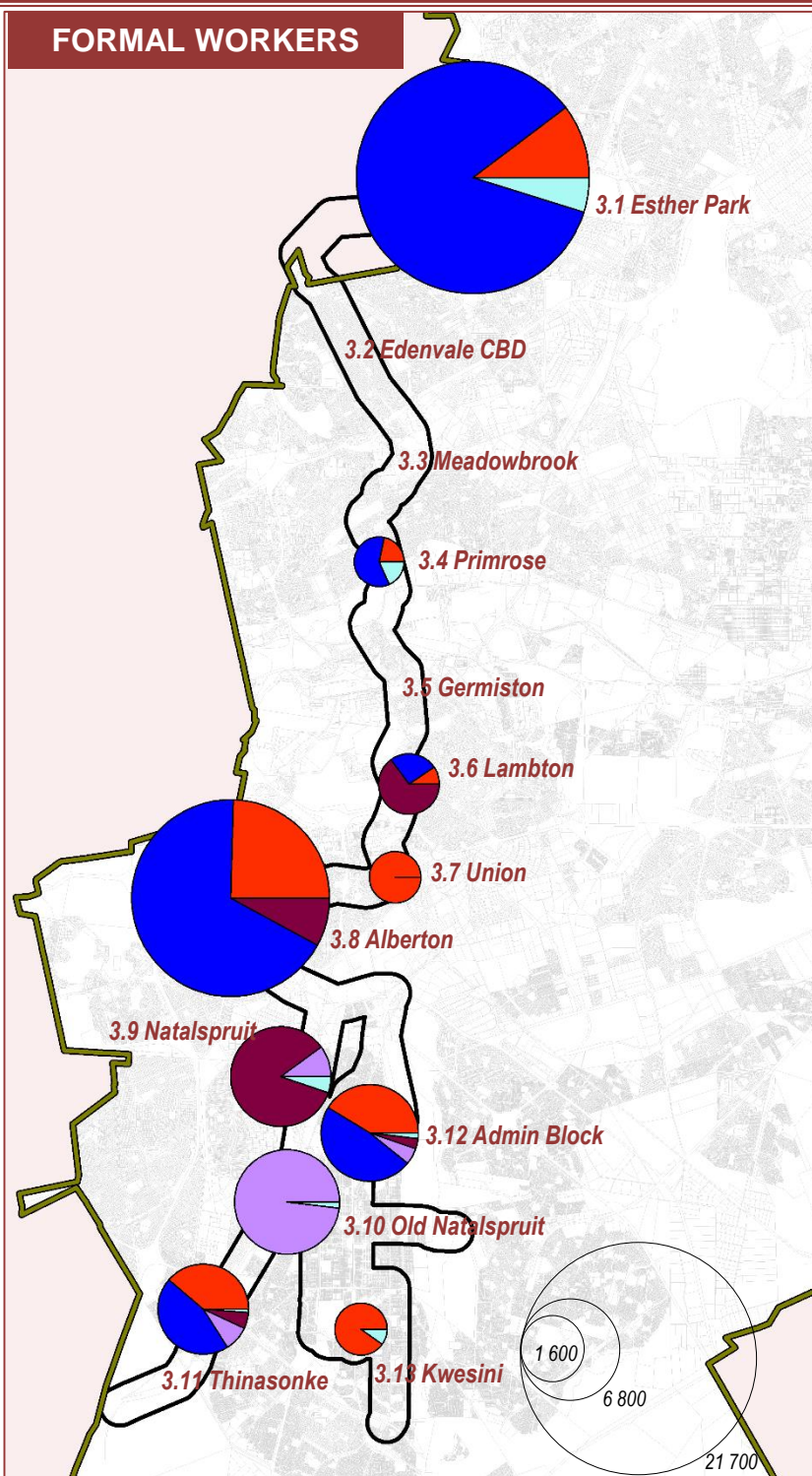
LAND USE PER FLOOR

-  Commercial
-  Community Facilities
-  Industrial
-  Institutional
-  Offices
-  Residential
-  Retail
-  Sport
-  Hotel
-  Aerotropolis Core Node

DWELLING UNITS



FORMAL WORKERS



IZ TARGET MODEL

ADDITIONAL DWELLING UNITS AND FORMAL WORKERS PER IZ LINK

INTEGRATION ZONE 3

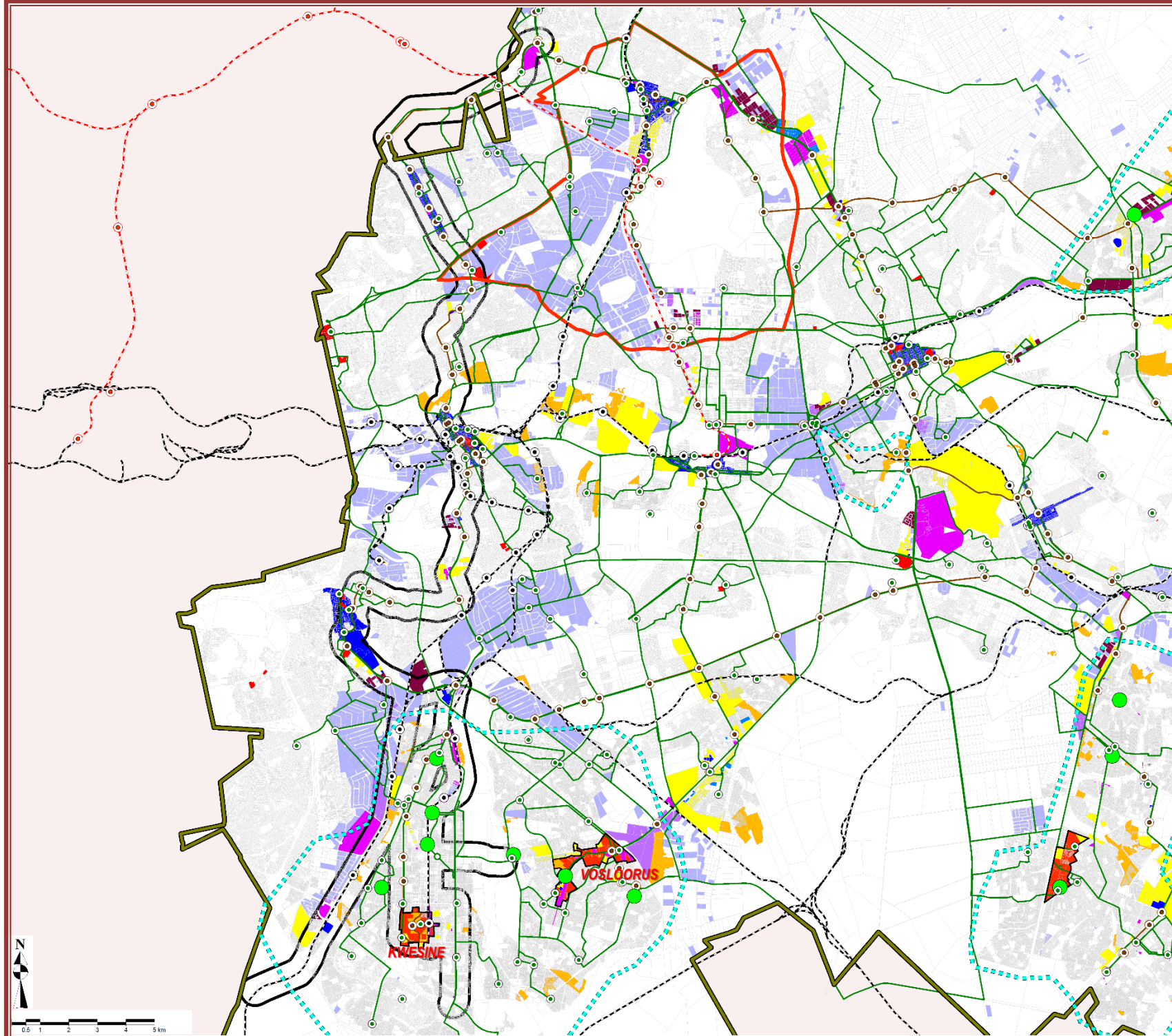
Dwelling Units

- Low Income DU
- Middle Income DU
- High Income DU

Formal Workers

- Retail
- Office
- Hotel
- Institutional
- Industrial
- Commercial
- Regional Sport
- Domestic

**NEW SPATIAL LOGIC
INTEGRATION ZONE 3**



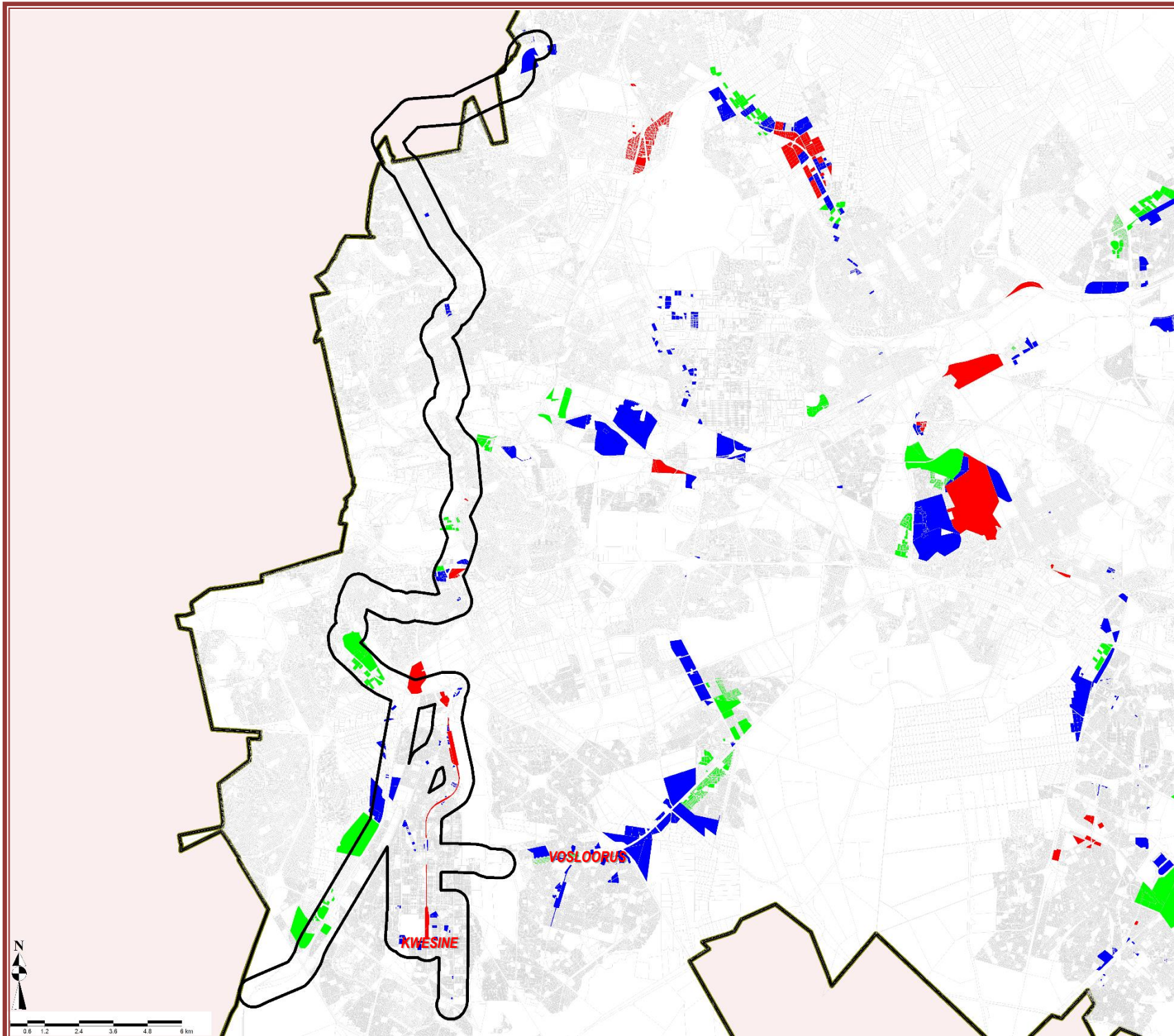
- Aerotropolis Core Node
- Urban Hubs
- Marginalised / Peripheral Townships
- Informal Settlements 2016
- Industrial Area
- CBD_Boundaries
- Shopping Centre
- Secondary Node
- SHUP Category**
- Business Greenfields / - Intensification / - Redevelopment
- Commercial Greenfields / - Redevelopment
- Industrial Greenfields
- Institutional Greenfields / - Redevelopment
- Mixed Use Greenfields / - Redevelopment
- Office Redevelopment
- Residential Densification / - Greenfields / - Redevelopment
- Railway & Stations
- Gautrain Railway line & Station (Current / Proposed)
- BRT Route & Stops
- Minibus Taxi Route & Stops

IZ TARGET MODEL:
TIME FRAME














INTEGRATION ZONE 3

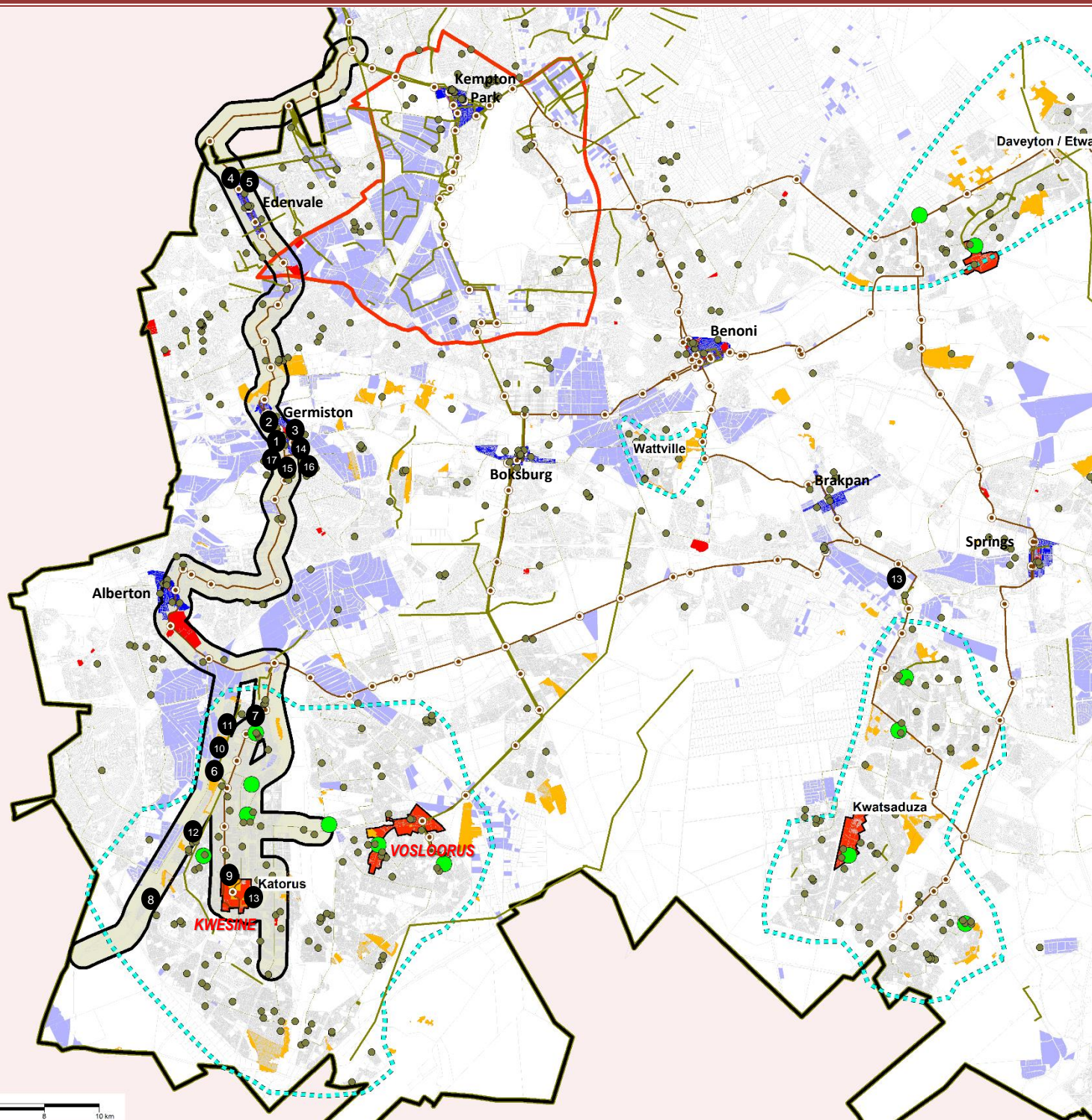
Time Frame

- Long Term
- Medium Term
- Short Term



**CAPEX PRIORITISED
PROJECTS
INTEGRATION ZONE 3**

-  EMM Boundary 2016
-  Aerotropolis Core Node
-  Integration Zone 3
-  Industrial Area
-  Urban Hubs
-  CBD / Inner Cities
-  Shopping Centre
-  Informal Settlements 2016
-  Secondary Node
-  Marginalised / Peripheral Townships
-  CAPEX Projects
-  CAPEX Projects
-  BRT Route & Stops



IZ TARGET MODEL: INTERVENTION PROJECTS

EKURHULENI BEPP
2017/2018

IZ TARGET MODEL: INTERVENTION PROJECTS

INTEGRATION ZONE 3

Time Frame

- Long Term
- Medium Term
- Short Term

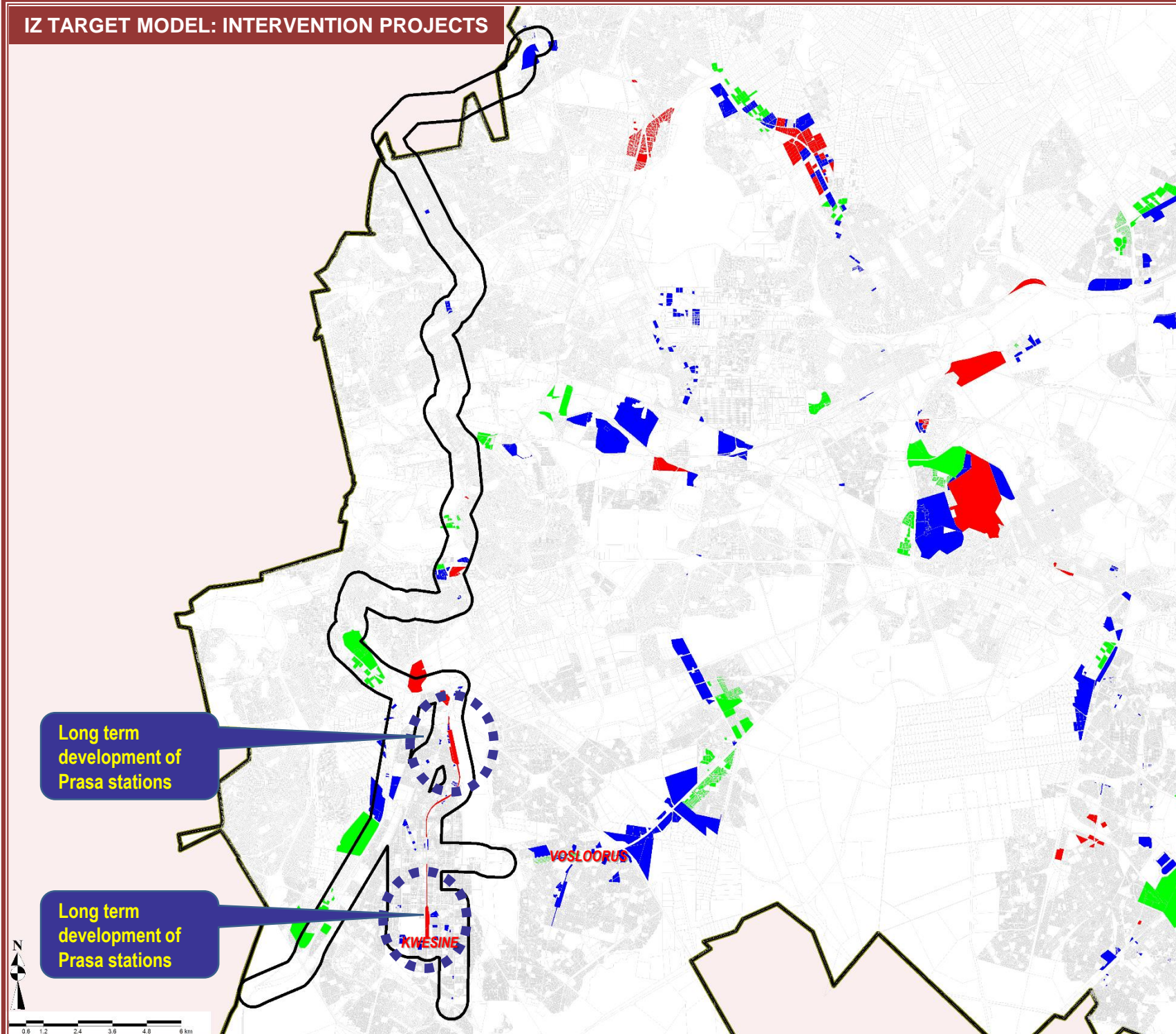

















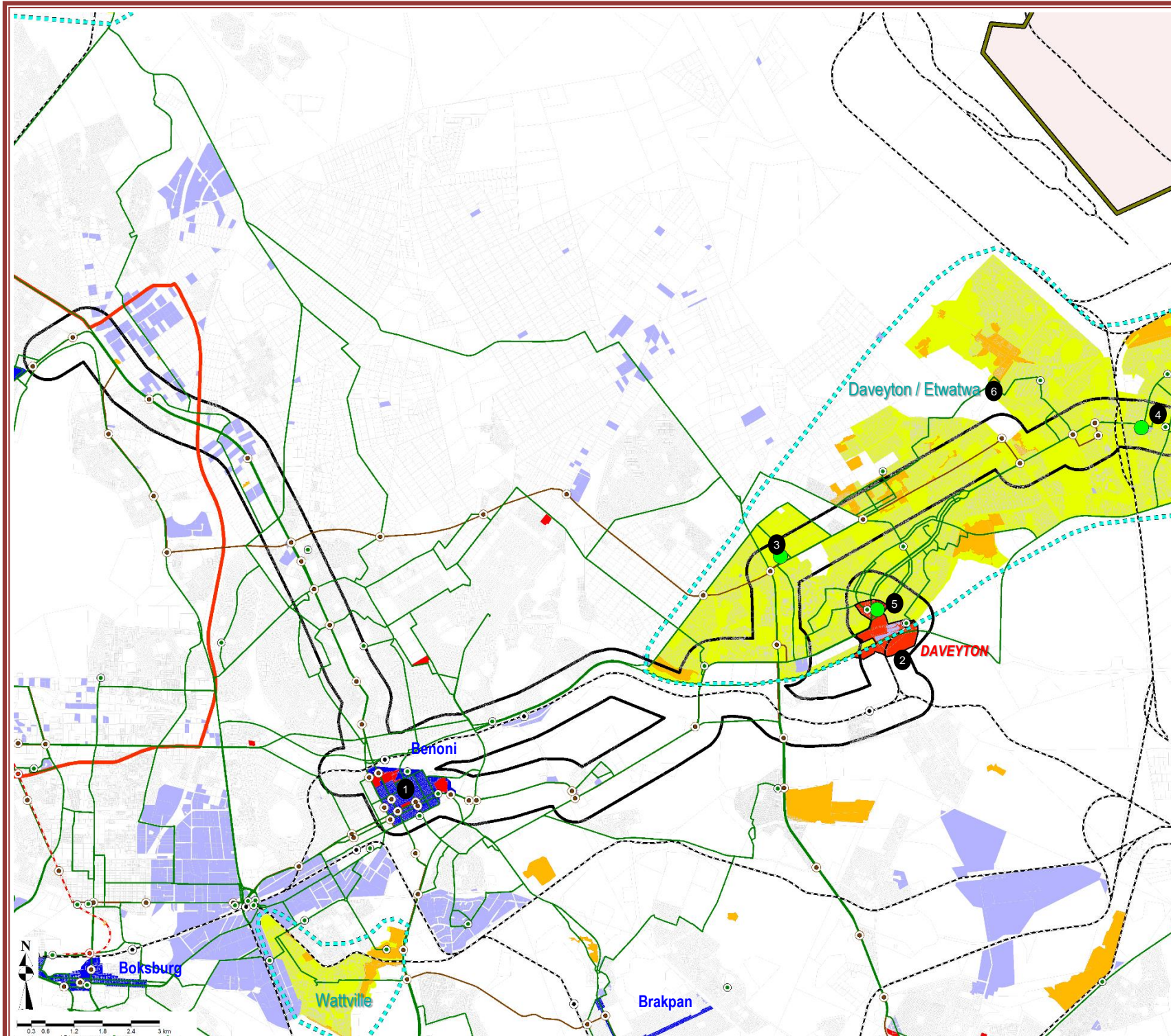
Figure B1.23.16

IZ 4

DETAIL

**SPATIAL CONCEPT
INTEGRATION ZONE 4**

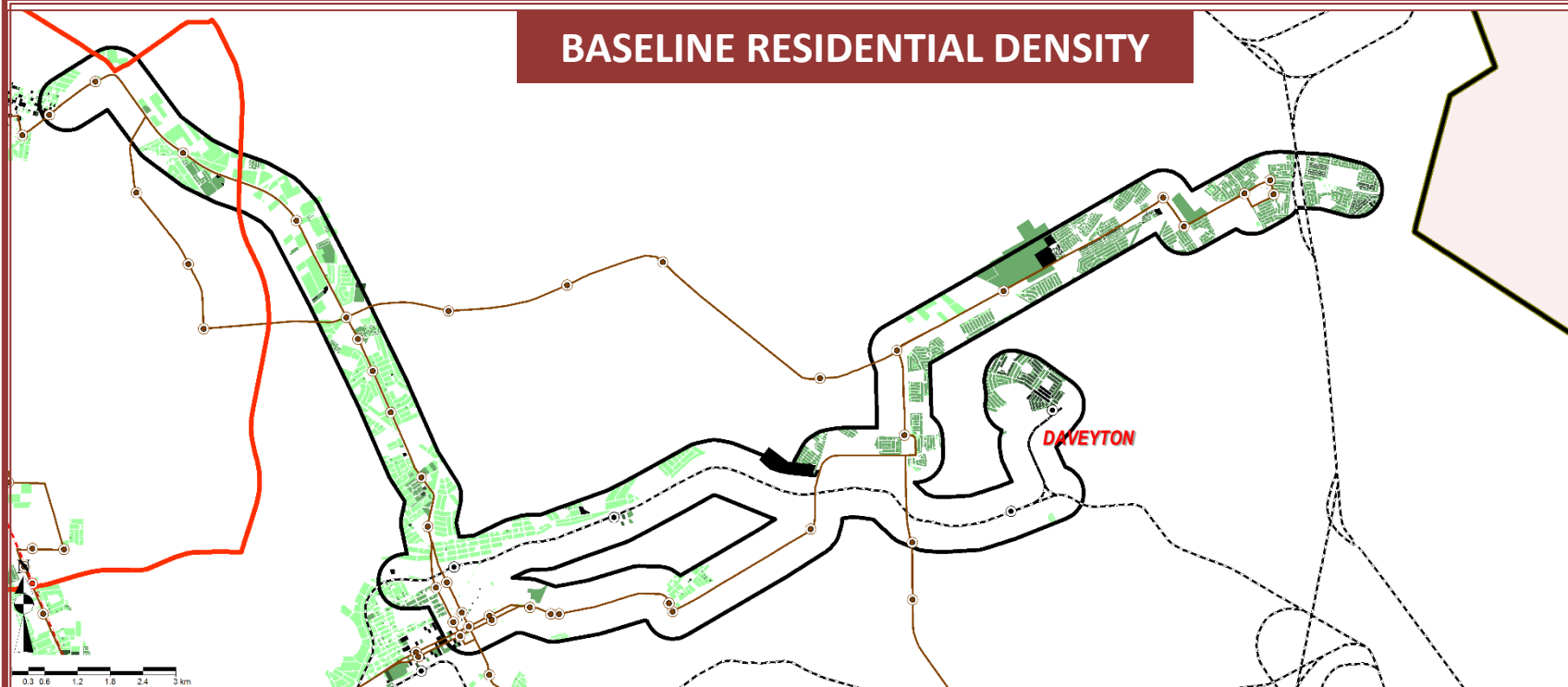
-  EMM Boundary 2016
-  Aerotropolis Core Node
-  Integration Zone 4
-  Industrial Area
-  Urban Hubs
-  CBD / Inner Cities
-  Shopping Centre
-  Informal Settlements 2016
-  Secondary Node
-  Marginalised / Peripheral Townships
-  Low Income Townships (R0-R3 188 monthly hh income)
-  Railway & Stations
-  Gautrain Railway line & Station (Current / Proposed)
-  BRT Route & Stops
-  Minibus Taxi Route & Stops



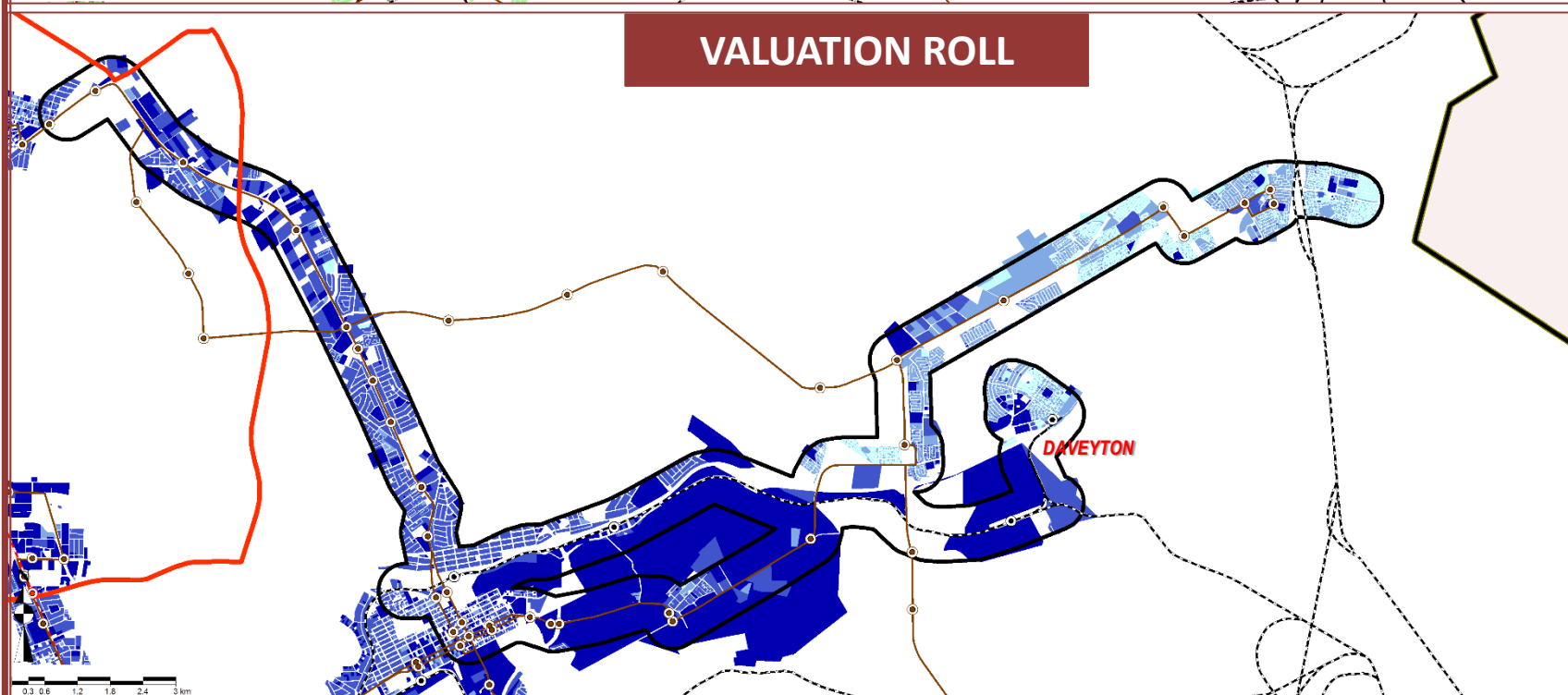
**BASELINE RESIDENTIAL
DENSITY AND
VALUATION ROLL**

INTEGRATION ZONE 4

BASELINE RESIDENTIAL DENSITY



VALUATION ROLL



**BASELINE LAND USE
MIX AND COMMUNITY
FACILITIES**

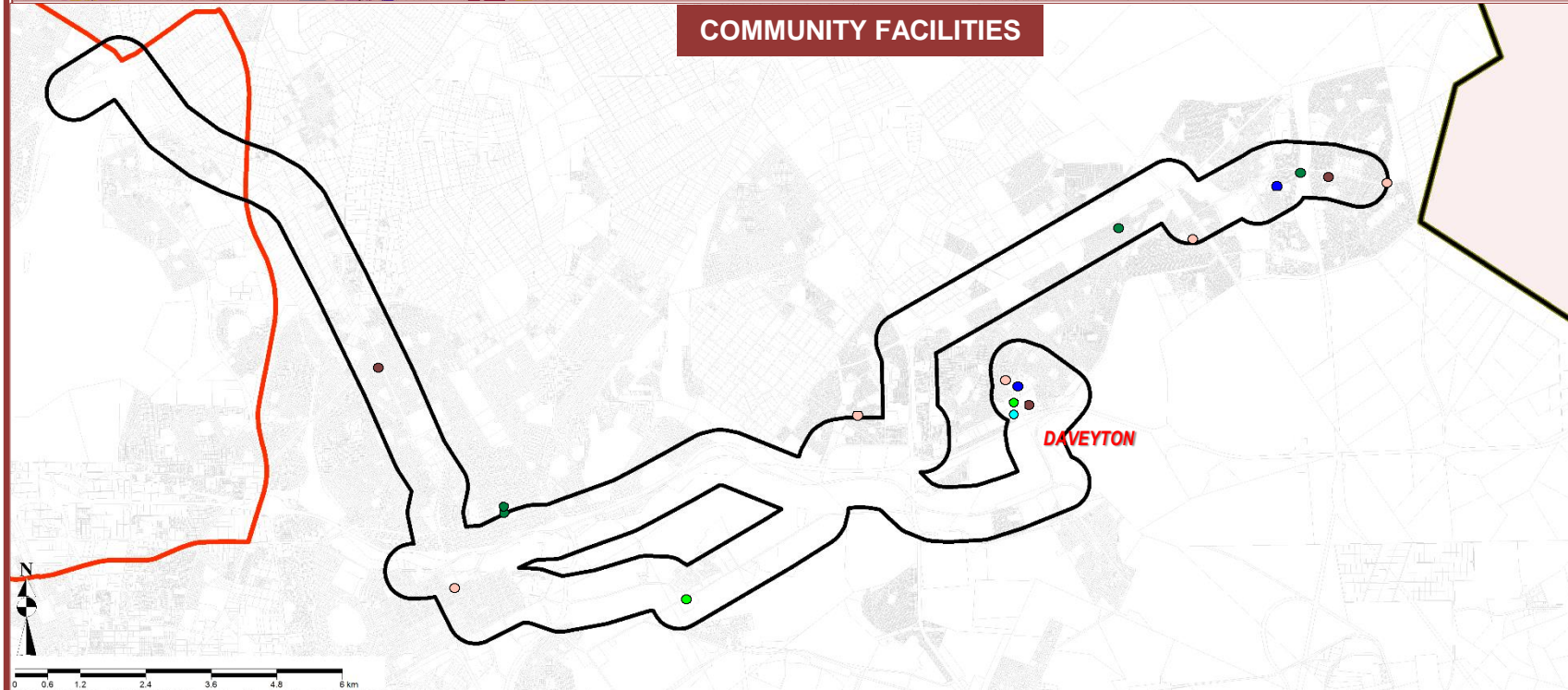
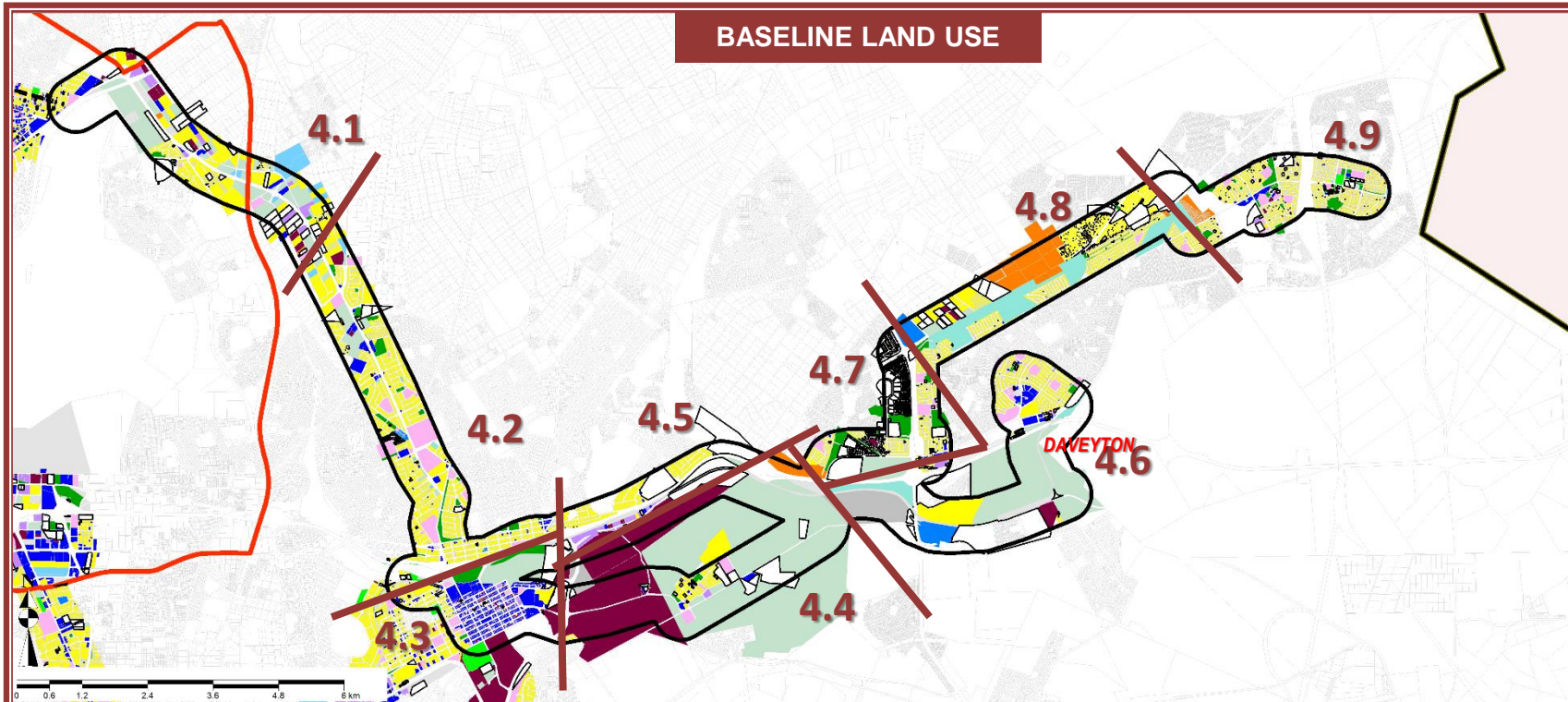
INTEGRATION ZONE 4

Facilities

-  Clinics
-  Fire_Stations
-  Hospitals
-  Police_Stations
-  Sports_Facilities
-  Colleges
-  Tertiary Institutions

GenLandUse

-  Agriculture
-  Business
-  Commercial
-  Community Facilities
-  Government/Municipal
-  Industrial
-  Informal Residential
-  Mining
-  Open Space
-  Other/Unknown
-  Parking
-  Residential
-  Sport facility
-  Tertiary Social Facility
-  Transport
-  Utilities
-  Vacant



**VACANT AND
UNDERUTILISED LAND**

INTEGRATION ZONE 4

Vacant and Underutilised

- Agriculture
- SH: Agriculture
- SH: Commercial/industrial
- SH: Other
- Vacant: Commercial
- Vacant: Farm
- Vacant: Industrial
- Vacant: Other
- Vacant: Residential
- Vacant: Small holding

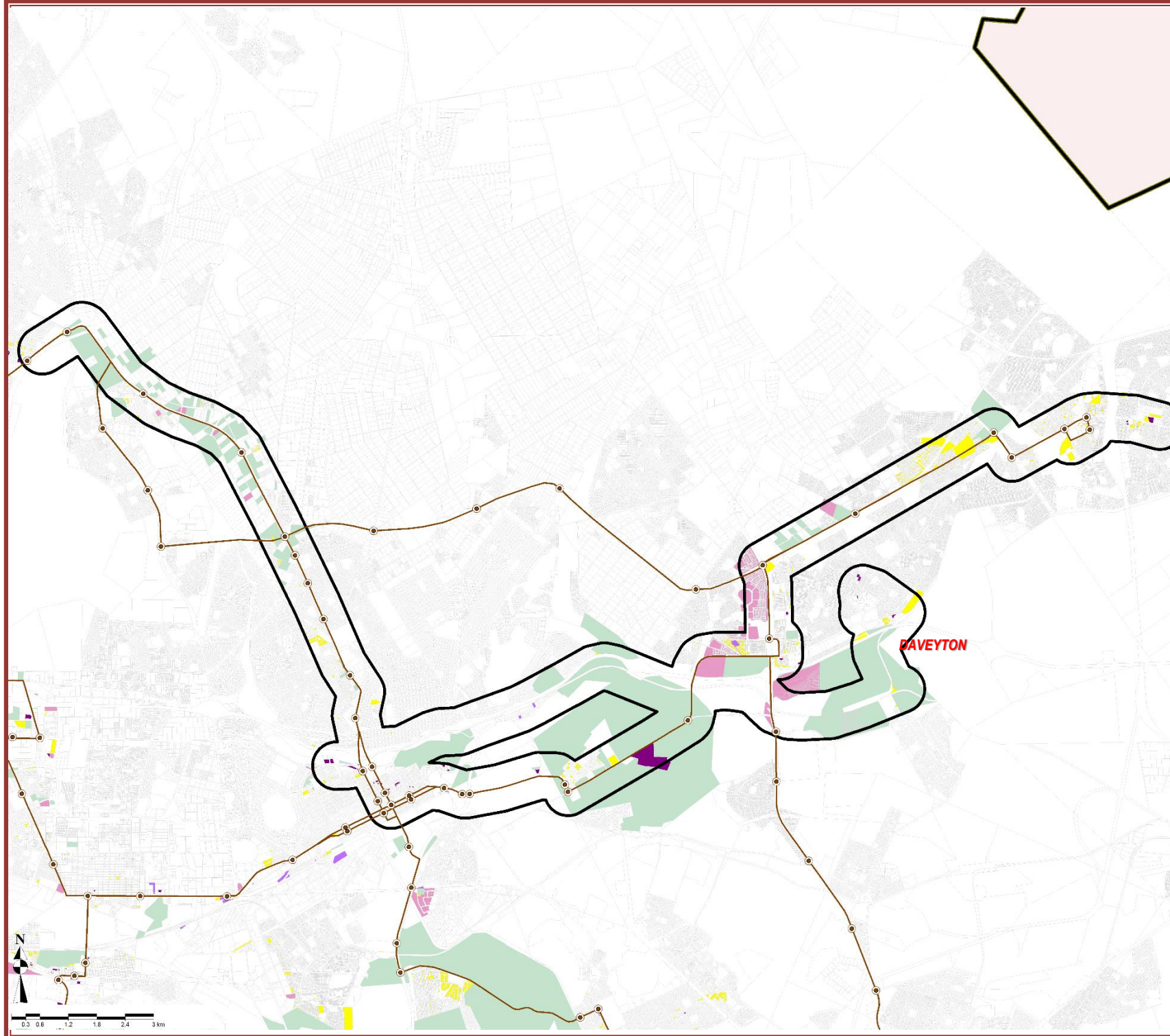
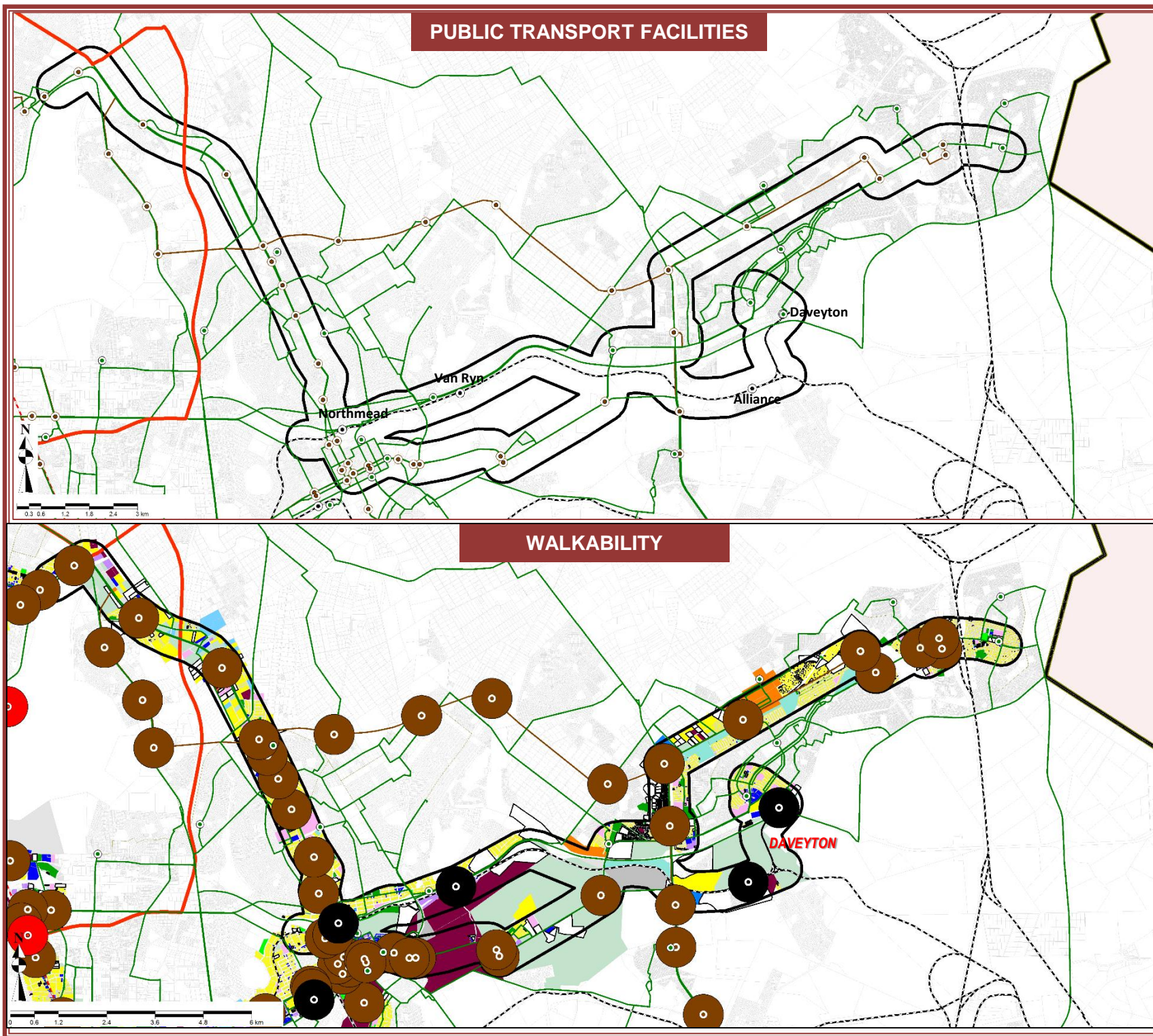




Figure B1.24.4


**PUBLIC TRANSPORT
FACILITIES AND
WALKABILITY**



INTEGRATION ZONE 4







-  EMM_Boundary_2016
-  Aerotropolis Core Node

Routes and Feeders

-  BRT Feeder Route
-  BRT Route
-  BRT Station

-  Minibus_Taxi_Verified_23102012
-  Taxi Routes

Railways and Stations

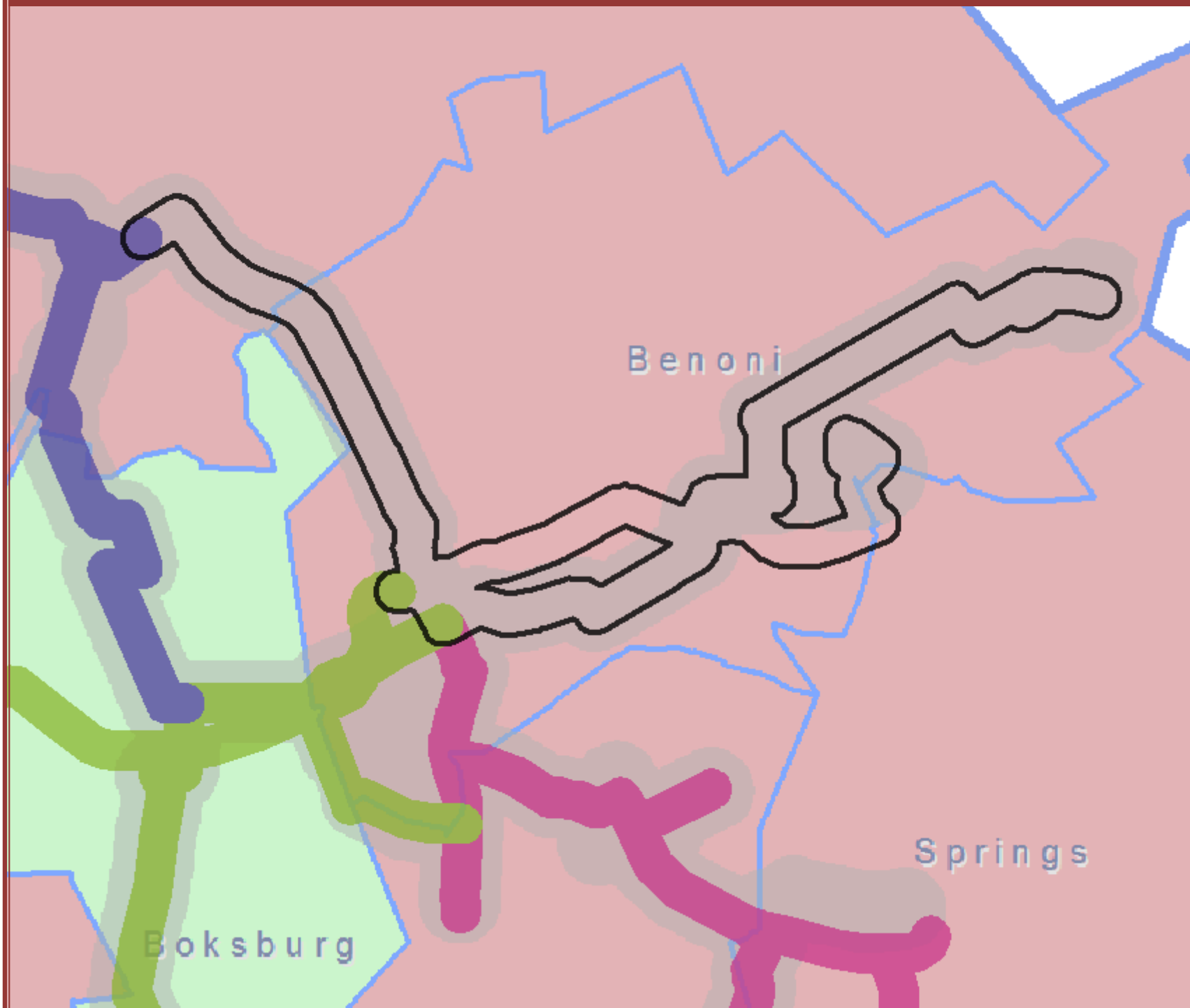
-  Gautrain Railway line (Current and Proposed)
-  Gautrain Station
-  Railways
-  Railway_Stations

WATER RESERVOIR CAPACITY IZ4

BULK INFRASTRUCTURE

INTEGRATION ZONE 4

Water Reservoir Capacity



Integration Zone
Reservoir Capacity

- No Capacity
- Spare Capacity

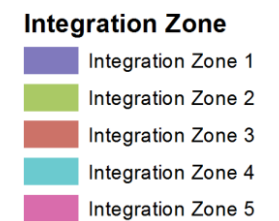
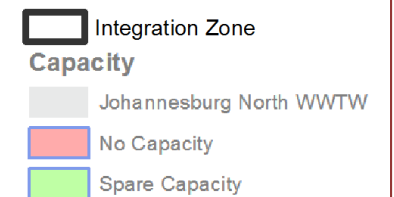
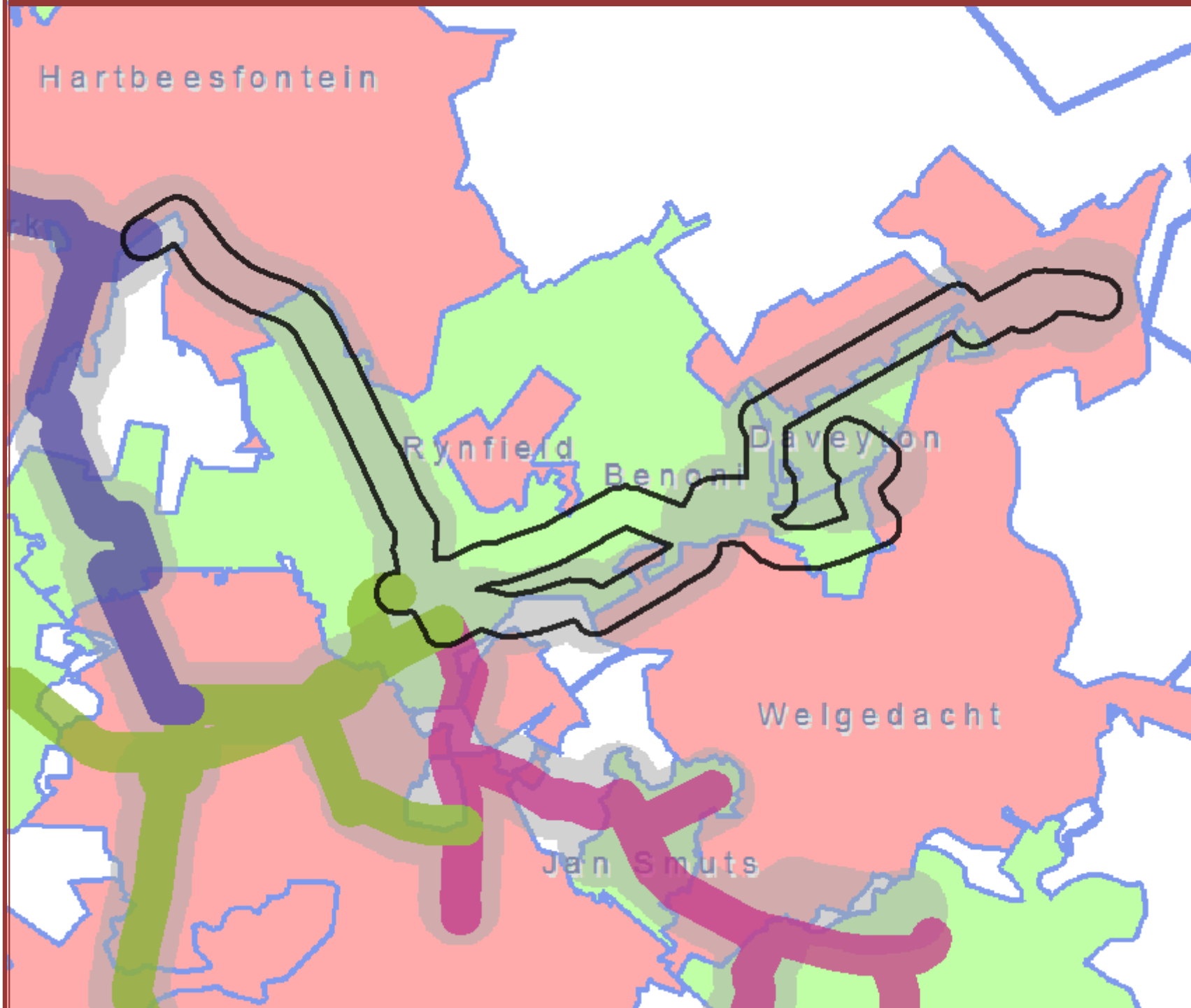
Integration Zone

- Integration Zone 1
- Integration Zone 2
- Integration Zone 3
- Integration Zone 4
- Integration Zone 5

WWTW CAPACITY IZ4

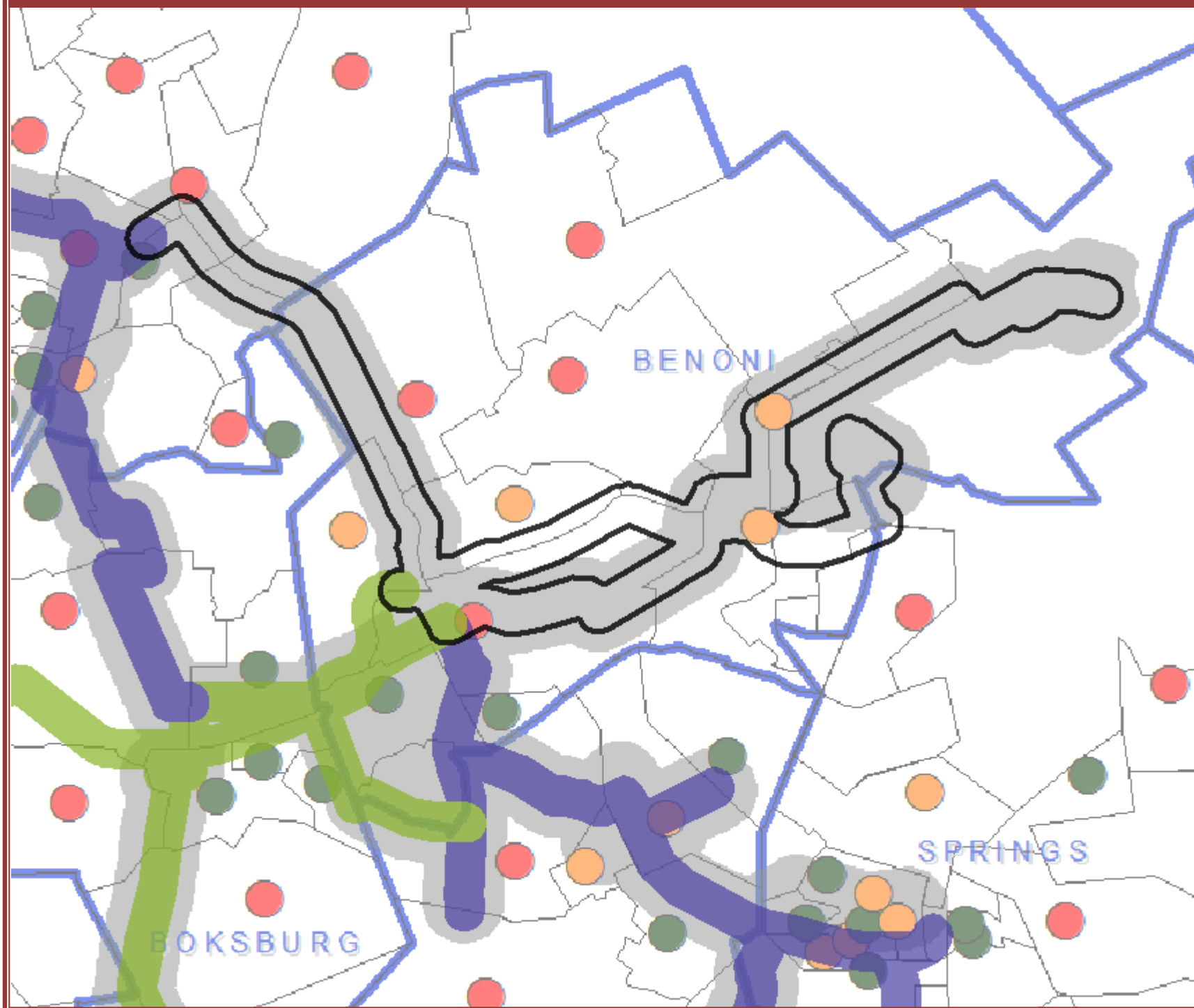
**BULK
INFRASTRUCTURE
INTEGRATION ZONE 4**

WWTW Capacity



SUBSTATION CAPACITY IZ4

**BULK
INFRASTRUCTURE
INTEGRATION ZONE 4
Substation Capacity**



Substation Zones

Integration Zone

Capacity

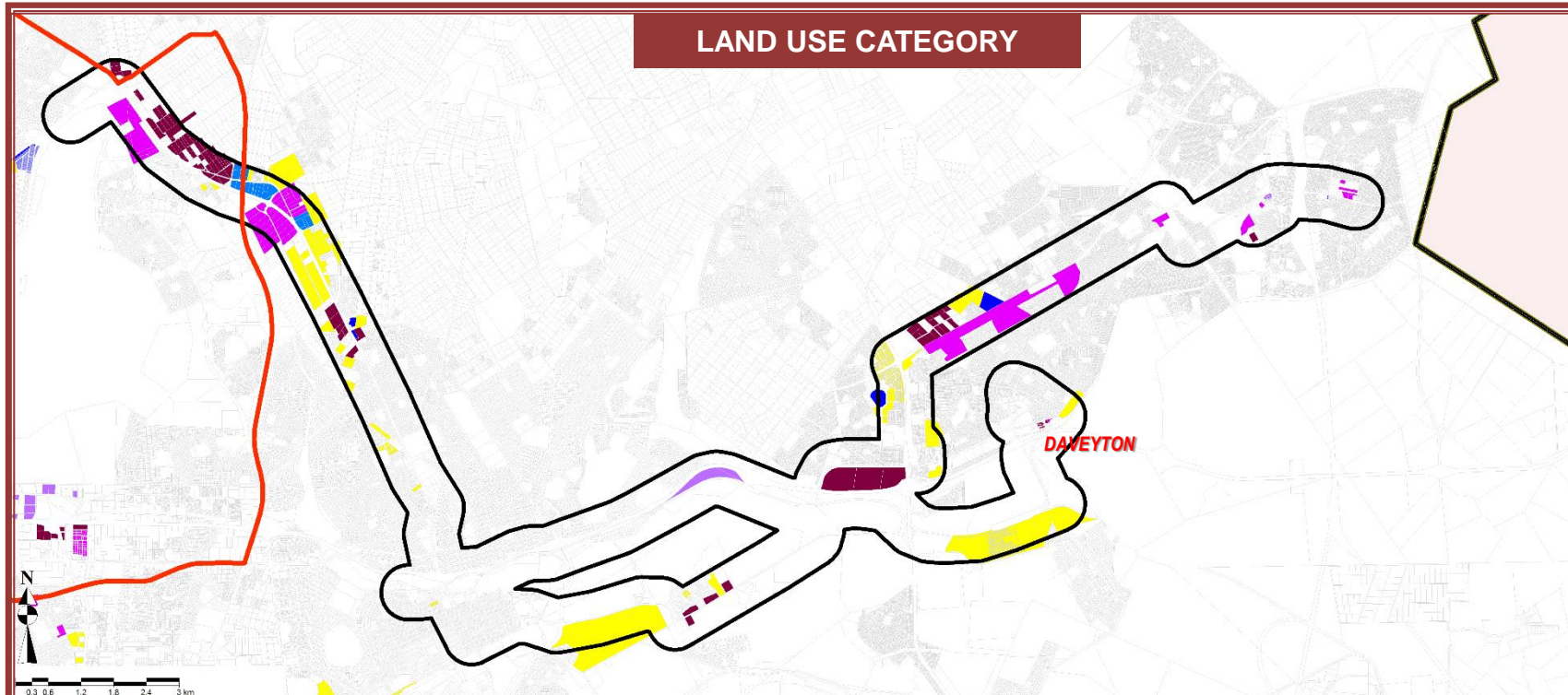
- No Spare Capacity (37)
- Spare Installed Capacity, Over Firm Capacity (43)
- Spare Firm and Installed Capacity (47)

Integration Zone

- Integration Zone 1
- Integration Zone 2
- Integration Zone 3
- Integration Zone 4
- Integration Zone 5

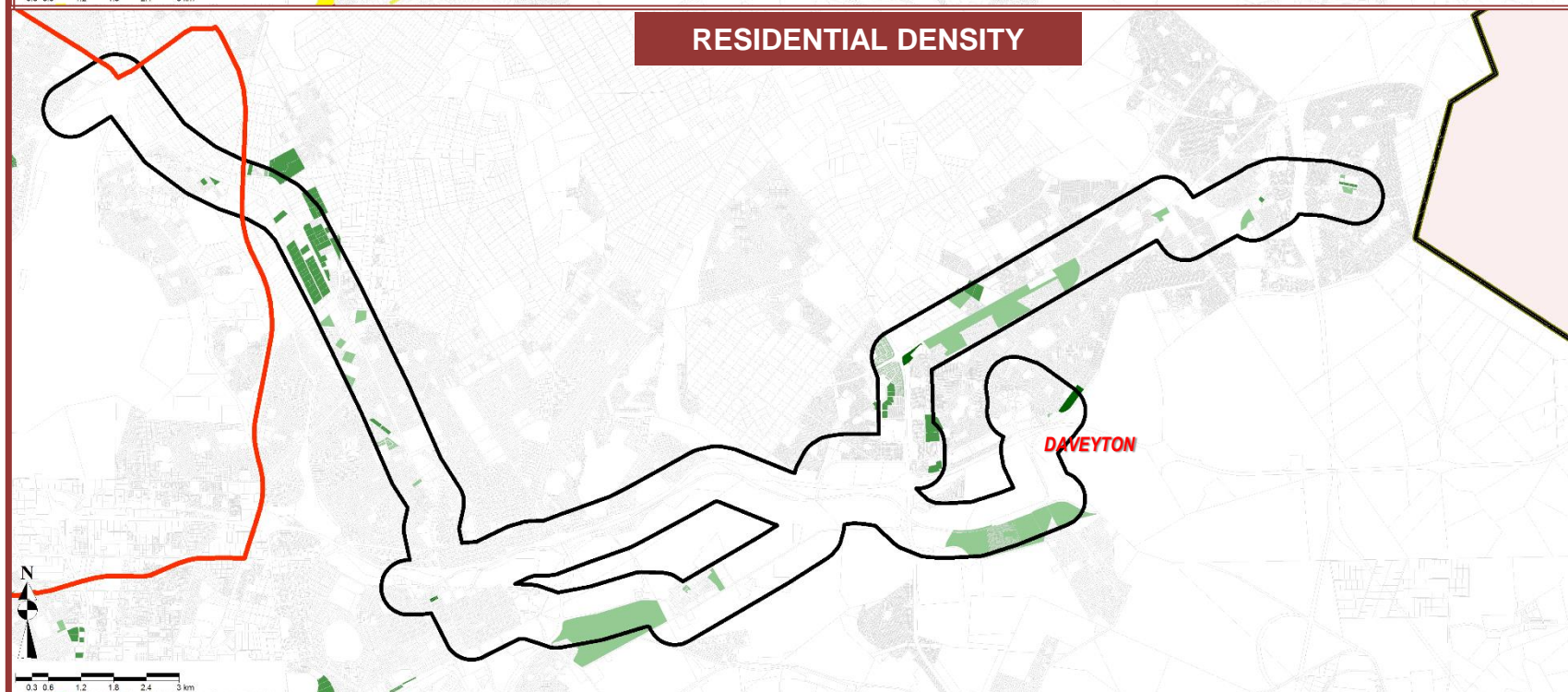
**IZ TARGET MODEL:
LAND USE CATEGORY
AND
RESIDENTIAL DENSITY**

INTEGRATION ZONE 4



LAND USE CATEGORY

- Business Greenfields
- Business Intensification
- Business Redevelopment
- Commercial Greenfields
- Commercial Redevelopment
- Industrial Greenfields
- Institutional Greenfields
- Institutional Redevelopment
- Mixed Use Greenfields
- Mixed Use Redevelopment
- Office Redevelopment
- Residential Densification
- Residential Greenfields
- Residential Redevelopment



RESIDENTIAL DENSITY
(DU/HA)

- 1 to 20
- 21 to 60
- 61 to 80
- 81+

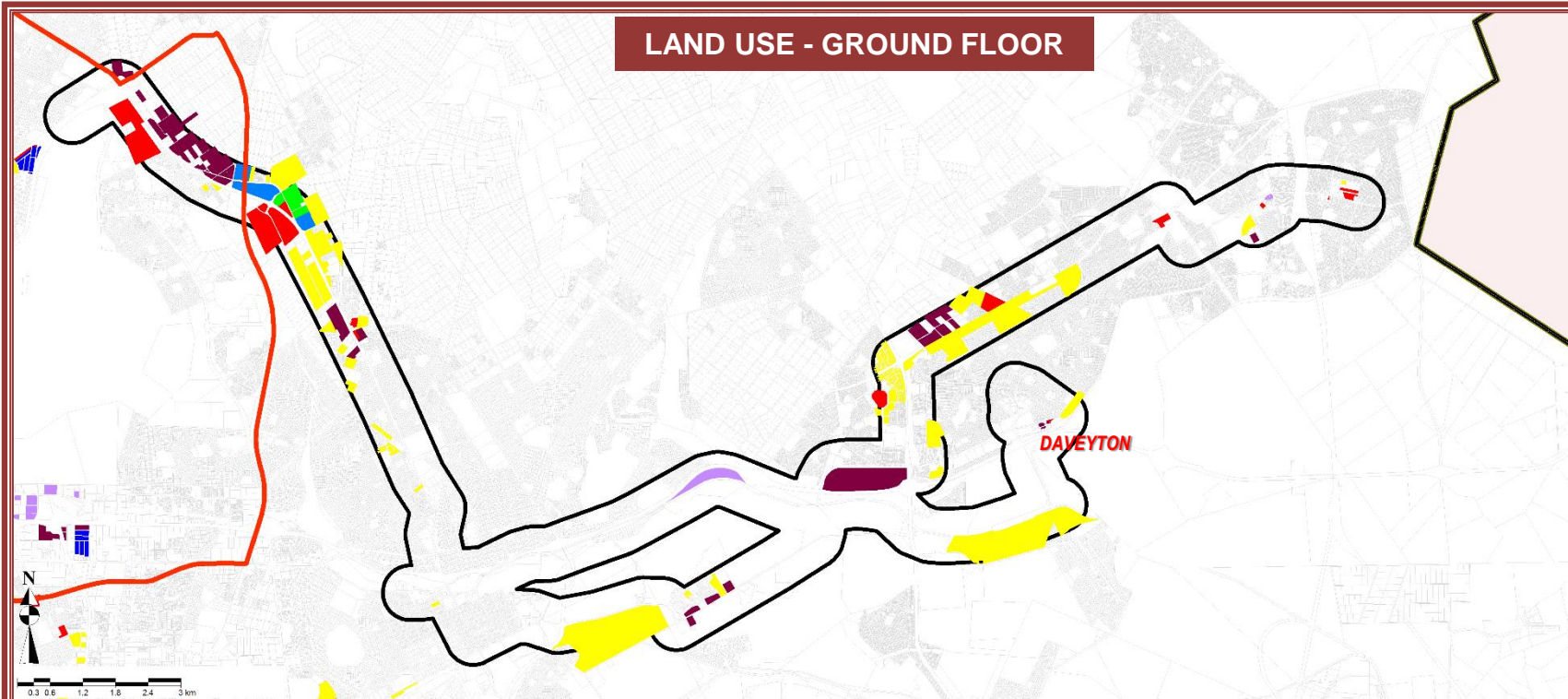
**IZ TARGET MODEL:
LAND USE PER FLOOR
GROUND AND 1STE
FLOOR**

INTEGRATION ZONE 4

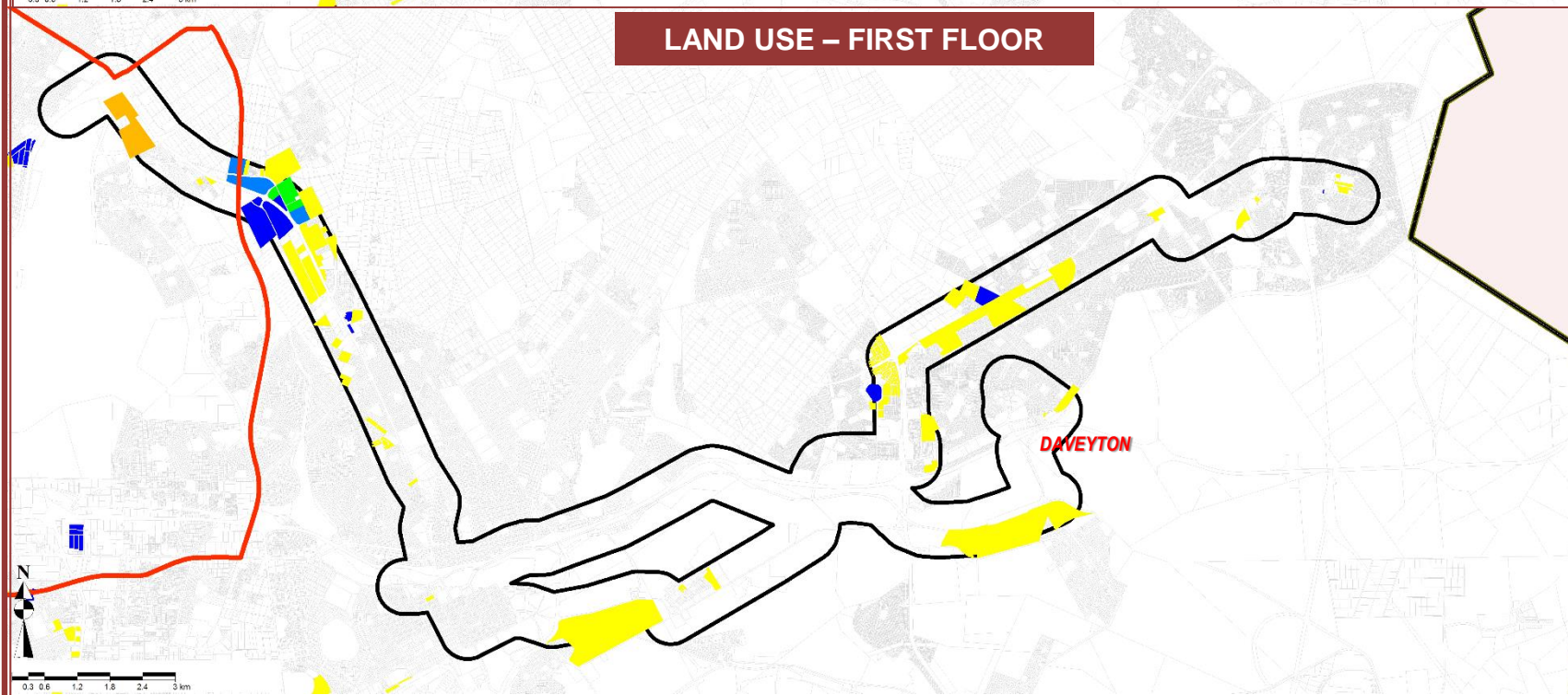
LAND USE PER FLOOR

- Commercial
- Community Facilities
- Industrial
- Institutional
- Offices
- Residential
- Retail
- Sport
- Hotel
- Aerotropolis Core Node

LAND USE - GROUND FLOOR



LAND USE – FIRST FLOOR



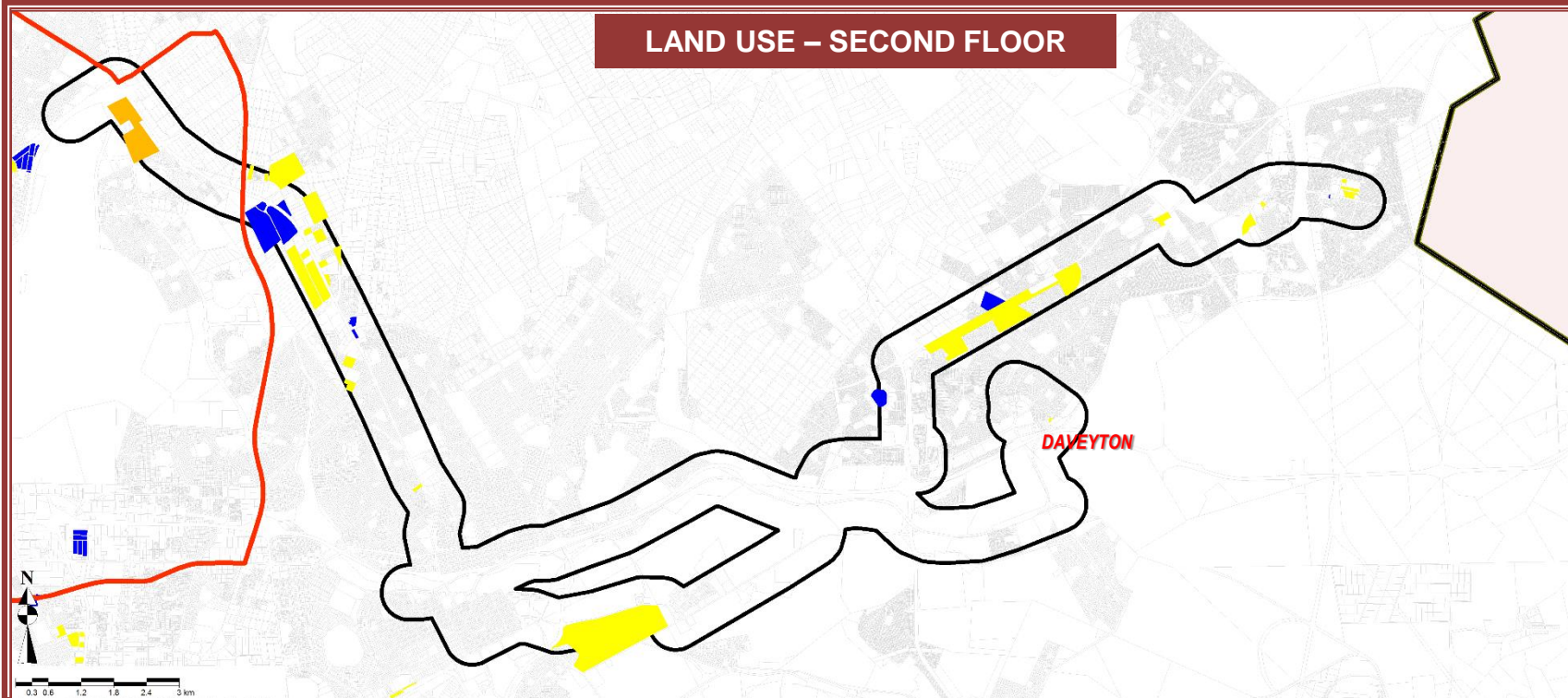
**IZ TARGET MODEL:
LAND USE PER FLOOR
SECOND AND THIRD
FLOOR**

INTEGRATION ZONE 4

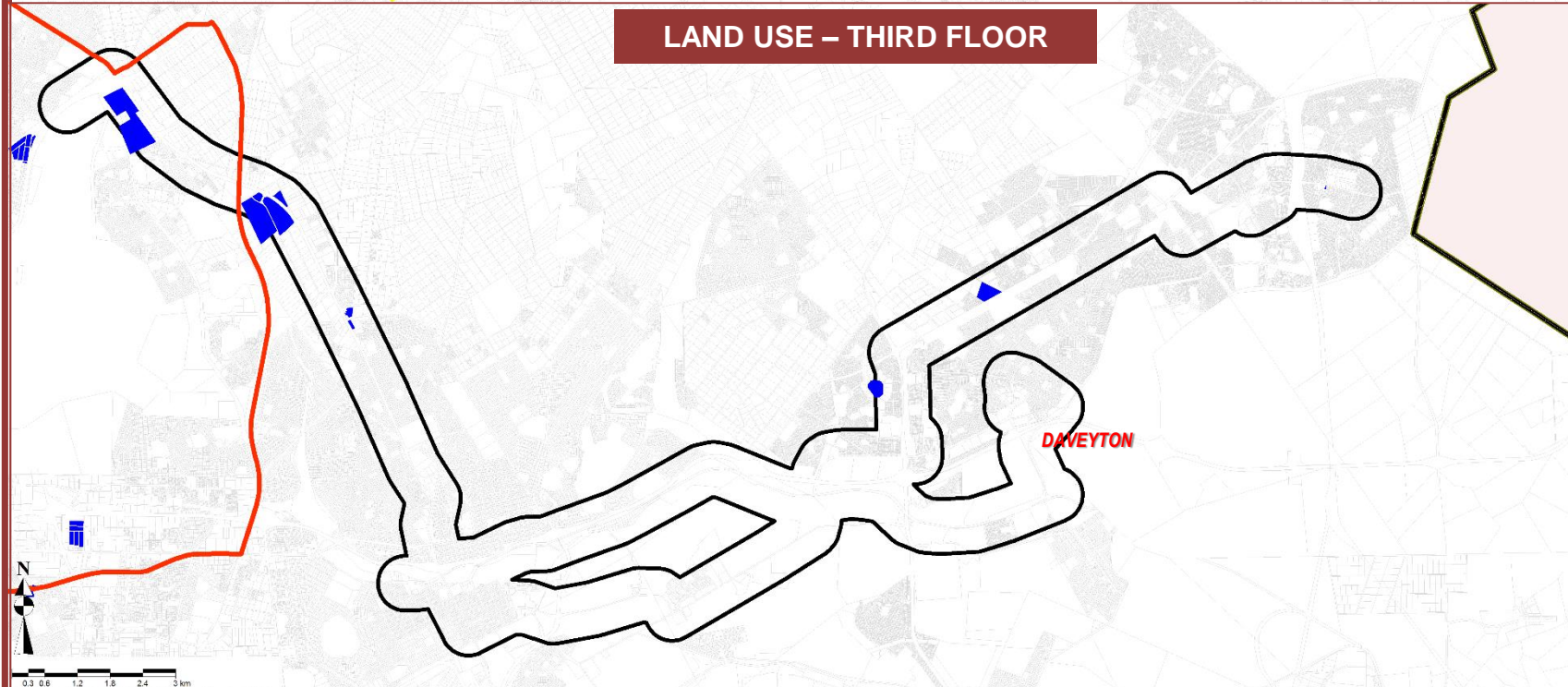
LAND USE PER FLOOR

- Commercial
- Community Facilities
- Industrial
- Institutional
- Offices
- Residential
- Retail
- Sport
- Hotel
- Aerotropolis Core Node

LAND USE – SECOND FLOOR



LAND USE – THIRD FLOOR



IZ TARGET MODEL

**ADDITIONAL DWELLING
UNITS AND FORMAL
WORKERS PER IZ LINK**

INTEGRATION ZONE 4

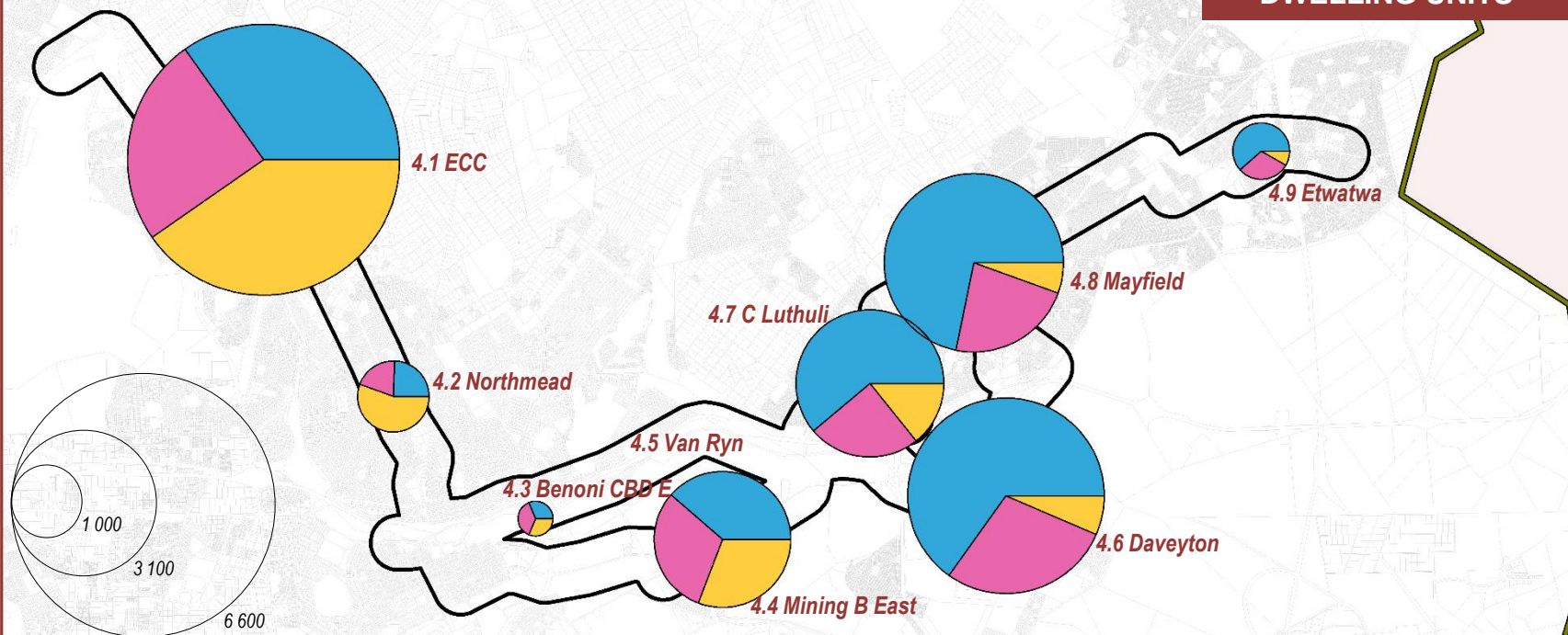
Dwelling Units

- Low Income DU
- Middle Income DU
- High Income DU

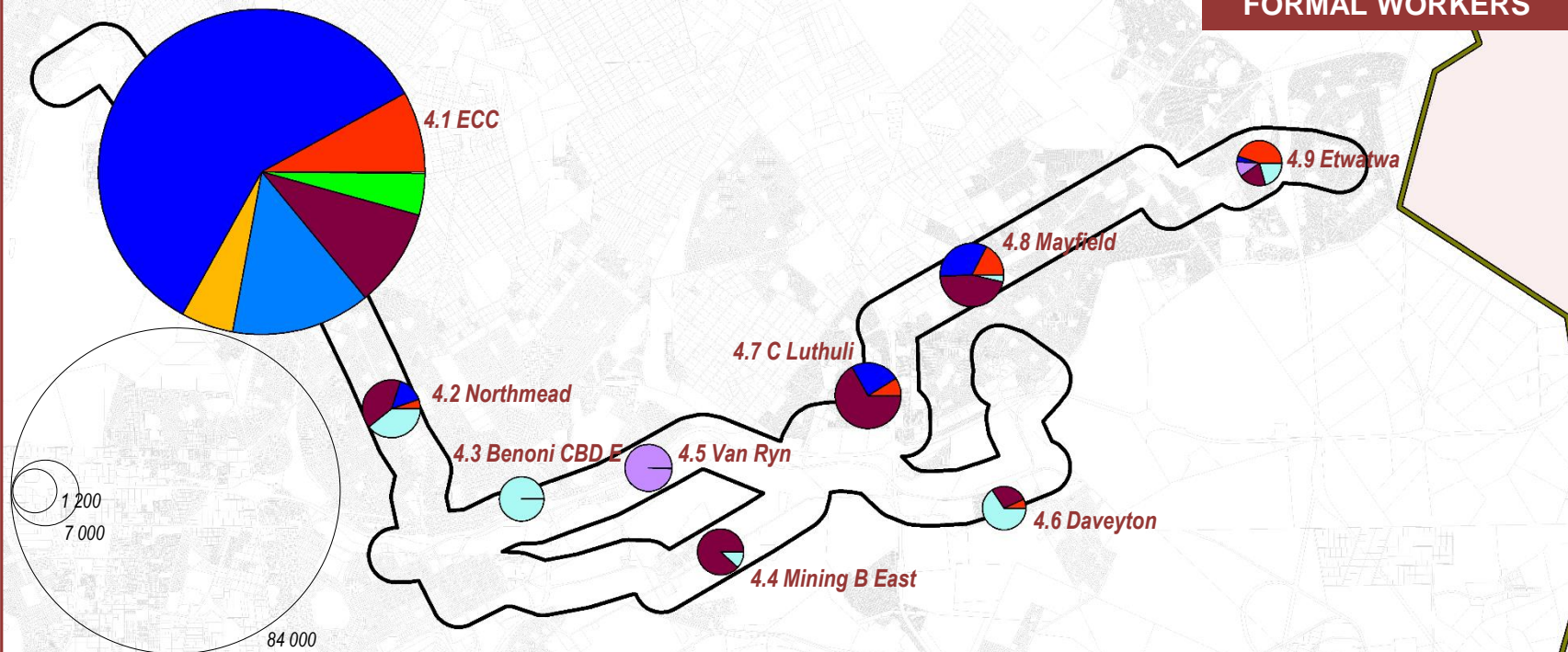
Formal Workers

- Retail
- Office
- Hotel
- Institutional
- Industrial
- Commercial
- Regional Sport
- Domestic

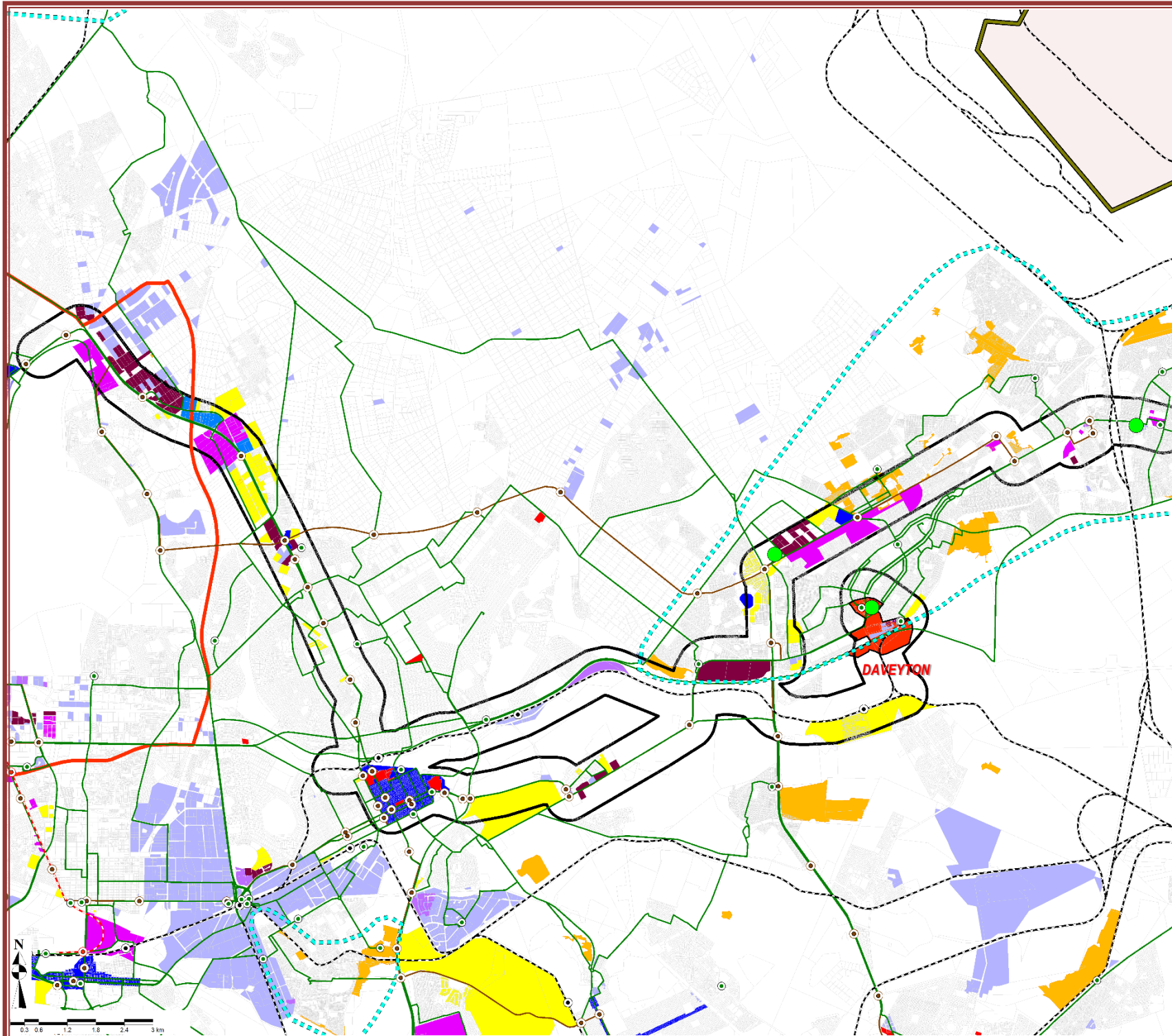
DWELLING UNITS



FORMAL WORKERS



**NEW SPATIAL LOGIC
INTEGRATION ZONE 4**



- Aerotropolis Core Node
- Urban Hubs
- Marginalised / Peripheral Townships
- Informal Settlements 2016
- Industrial Area
- CBD_Boundaries
- Shopping Centre
- Secondary Node
- SHUP Category**
- Business Greenfields / - Intensification / - Redevelopment
- Commercial Greenfields / - Redevelopment
- Industrial Greenfields
- Institutional Greenfields / - Redevelopment
- Mixed Use Greenfields / - Redevelopment
- Office Redevelopment
- Residential Densification / - Greenfields / - Redevelopment
- Railway & Stations
- Gautrain Railway line & Station (Current / Proposed)
- BRT Route & Stops
- Minibus Taxi Route & Stops

IZ TARGET MODEL:
TIME FRAME

INTEGRATION ZONE 4

Time Frame

- Long Term
- Medium Term
- Short Term

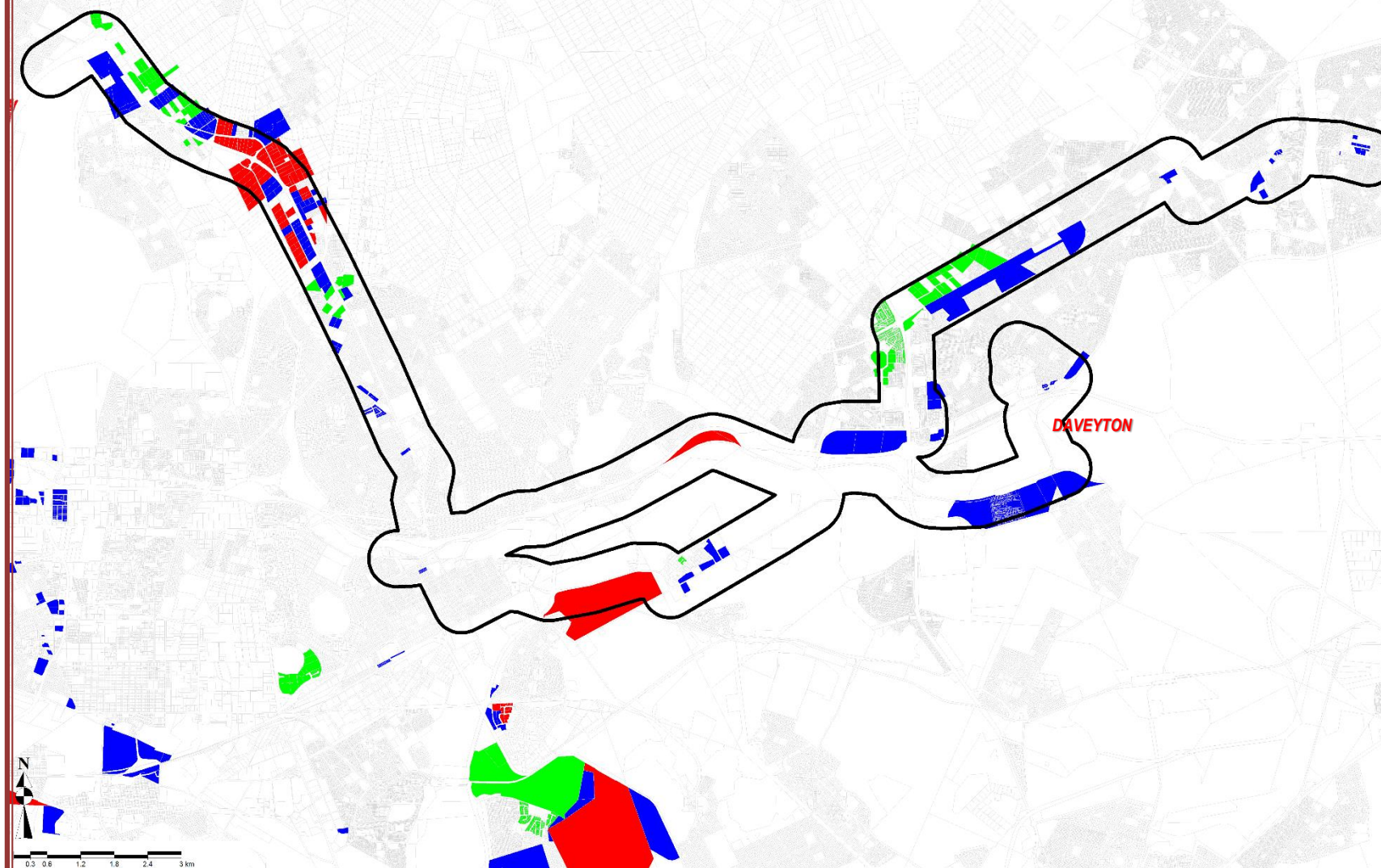













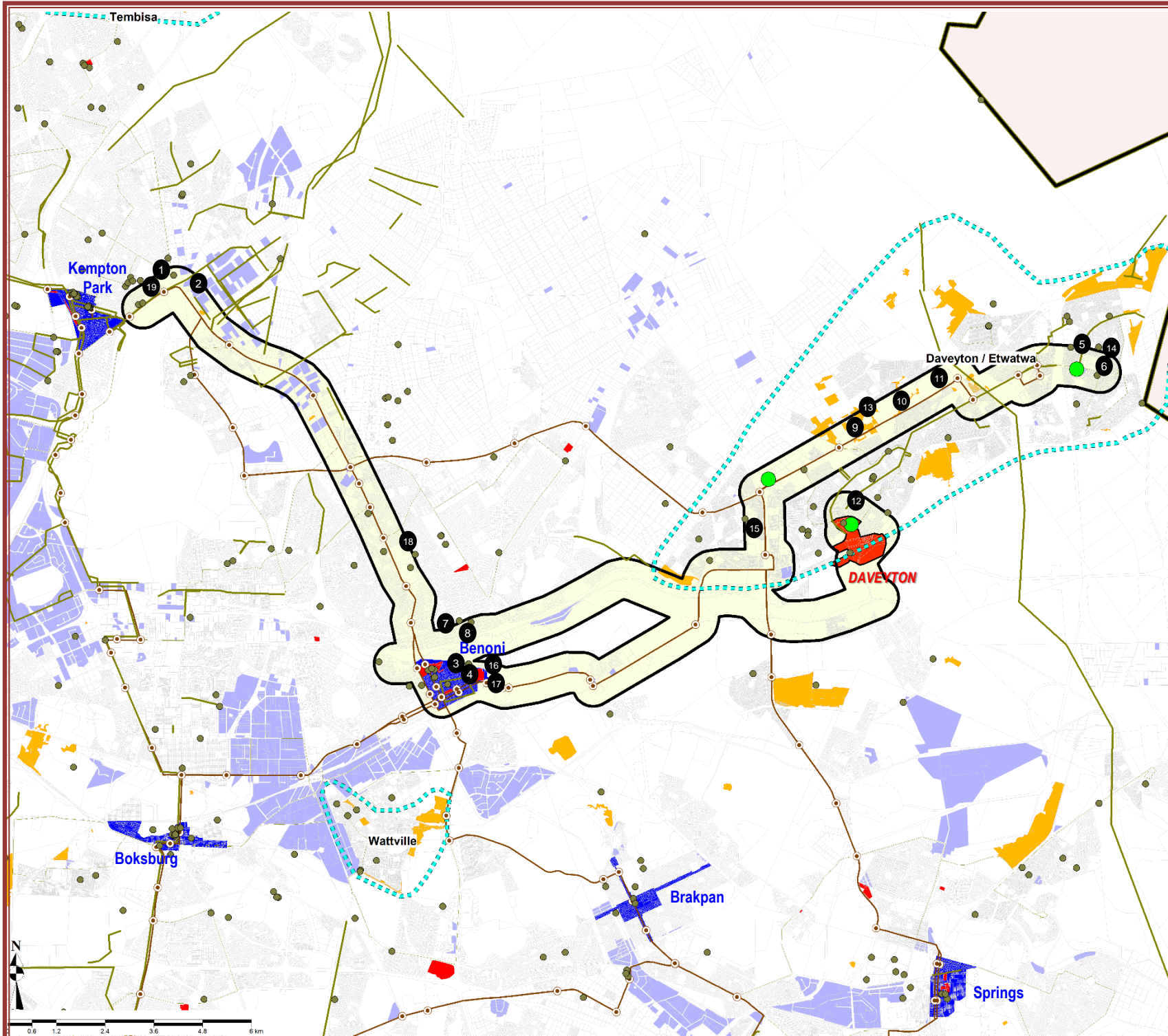


Figure B1.24.14

**CAPEX PRIORITISED
PROJECTS
INTEGRATION ZONE 4**

-  EMM Boundary 2016
-  Aerotropolis Core Node
-  Integration Zone 4
-  Industrial Area
-  Urban Hubs
-  CBD / Inner Cities
-  Shopping Centre
-  Informal Settlements 2016
-  Secondary Node
-  Marginalised / Peripheral Townships
-  CAPEX Projects
-  CAPEX Projects
-  BRT Route & Stops



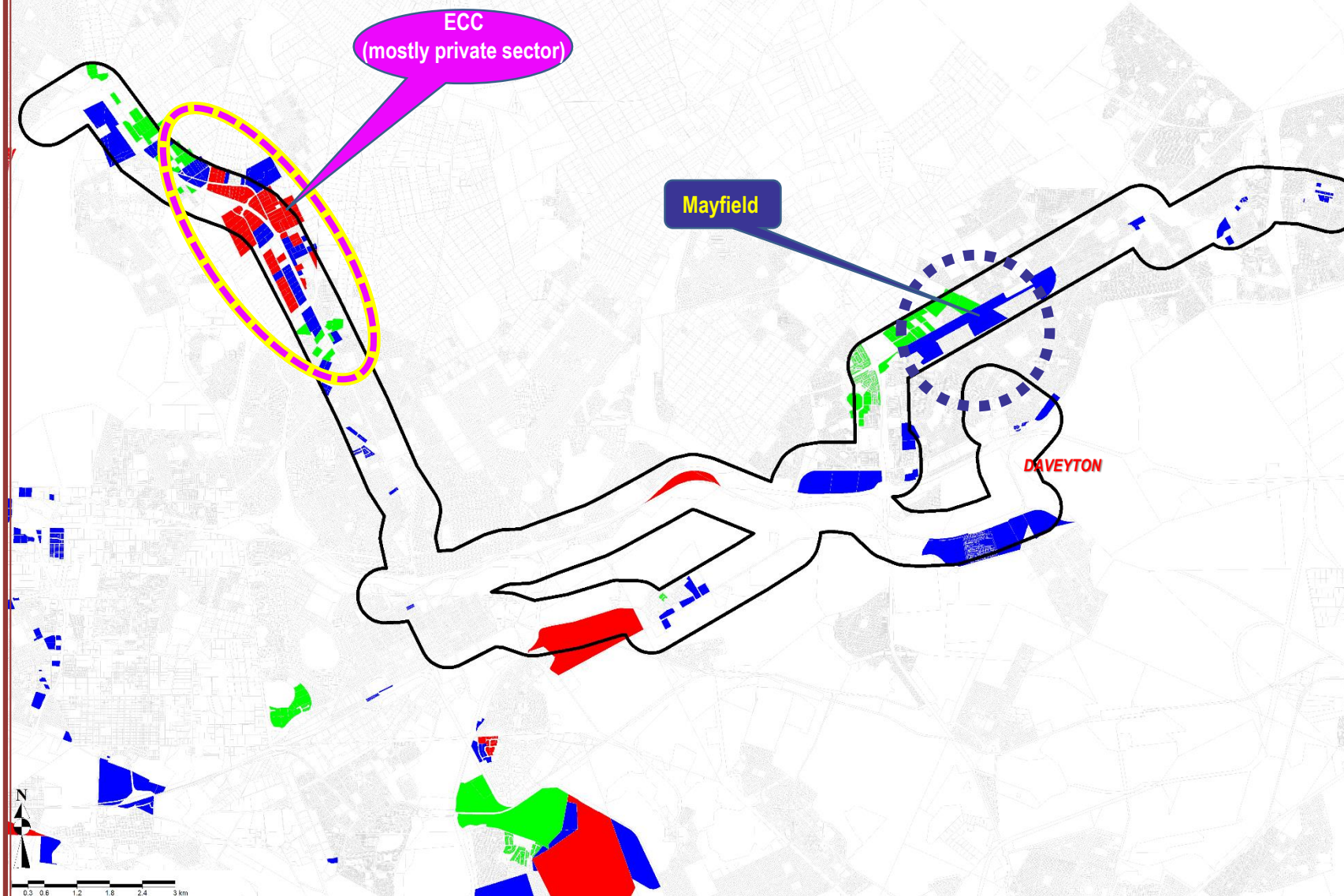
IZ TARGET MODEL: INTERVENTION PROJECTS

IZ TARGET MODEL: INTERVENTION PROJECTS

INTEGRATION ZONE 4

Time Frame
















- Long Term
- Medium Term
- Short Term
- Short/Medium/Long Term



1Z5

DETAIL

**SPATIAL CONCEPT
INTEGRATION ZONE 5**

-  EMM Boundary 2016
-  Aerotropolis Core Node
-  Integration Zone 5
-  Industrial Area
-  Urban Hubs
-  CBD / Inner Cities
-  Shopping Centre
-  Informal Settlements 2016
-  Secondary Node
-  Marginalised / Peripheral Townships
-  Low Income Townships (R0-R3 188 monthly hh income)
-  Railway & Stations
-  Gautrain Railway line & Station (Current / Proposed)
-  BRT Route & Stops
-  Minibus Taxi Route & Stops

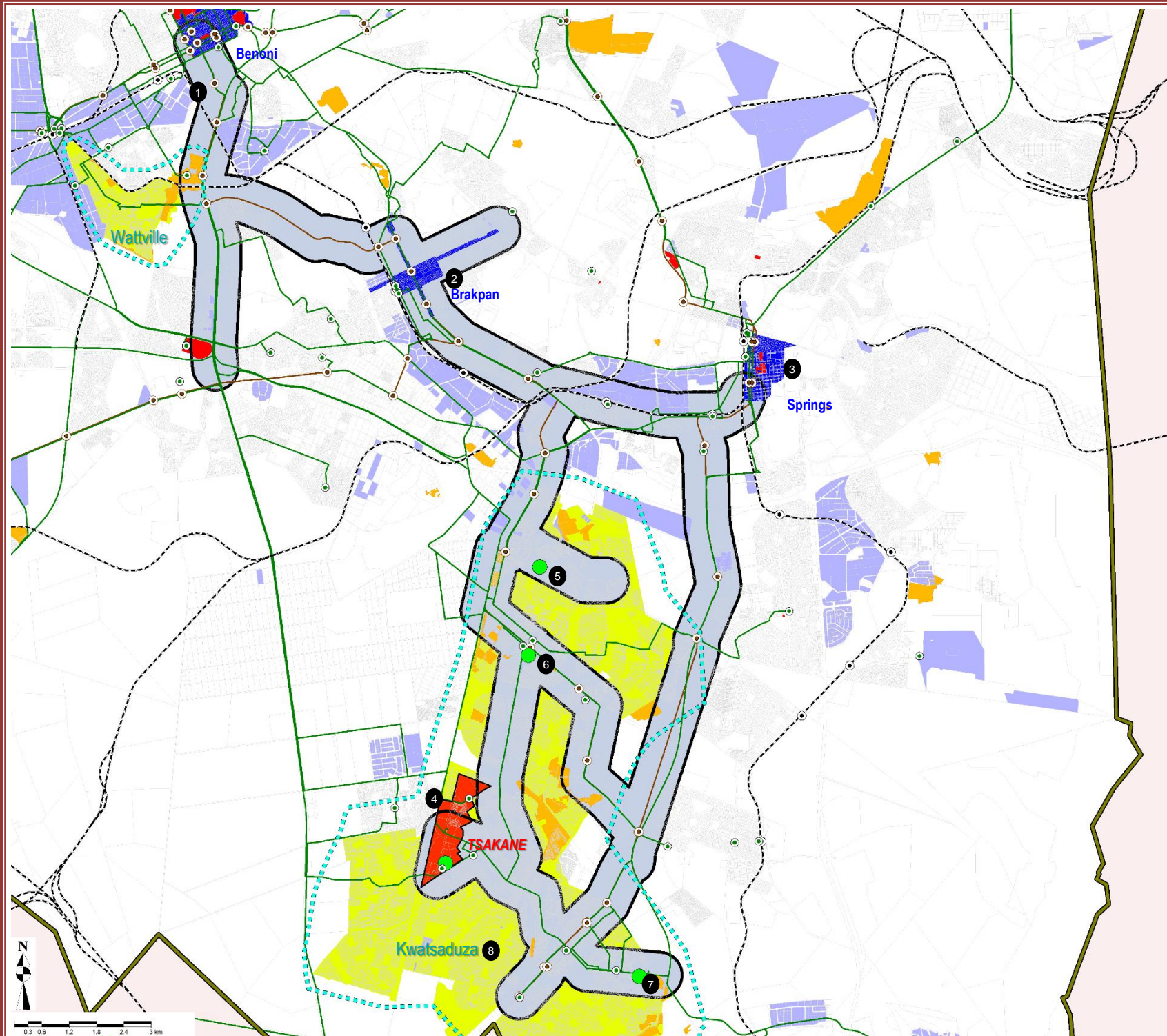
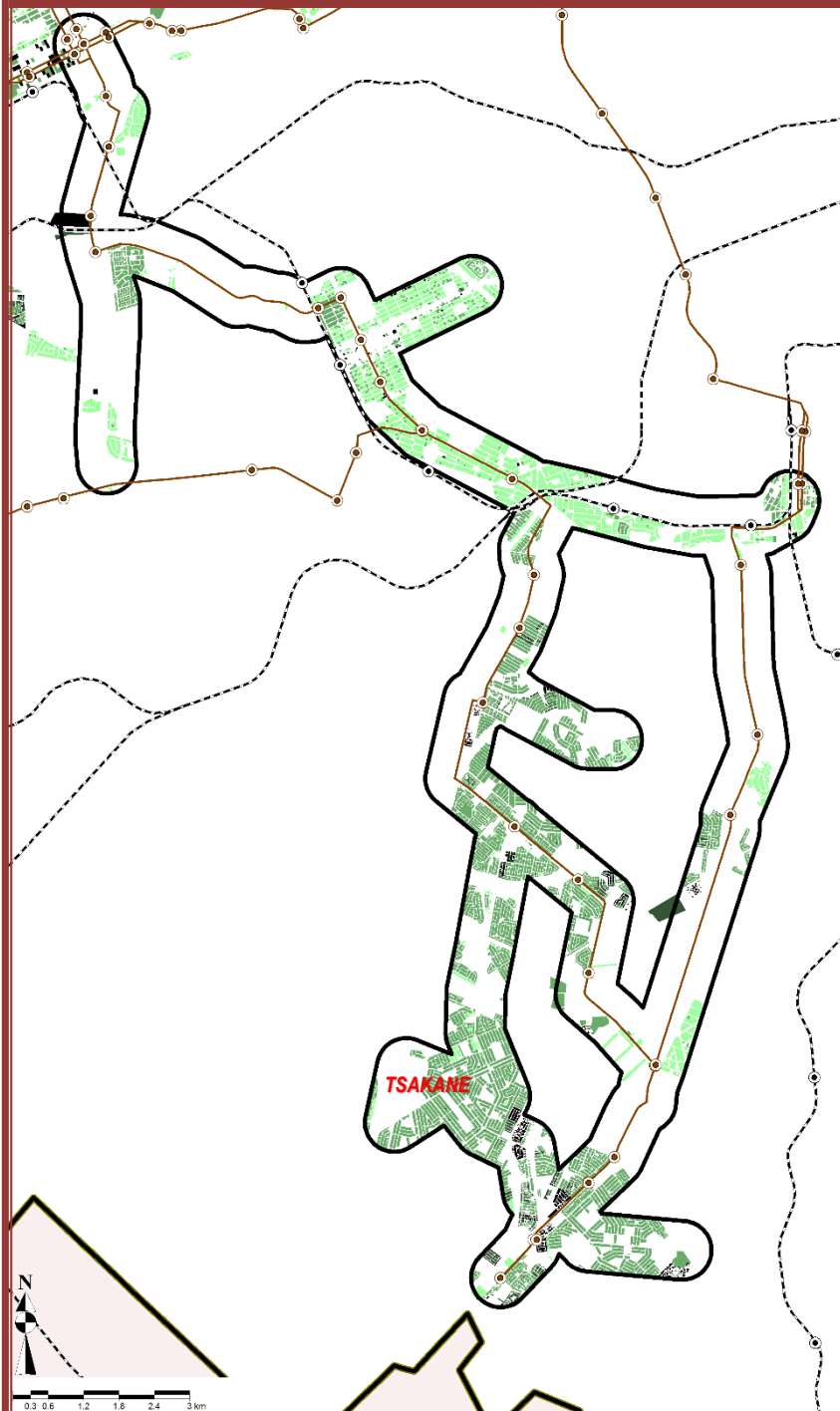
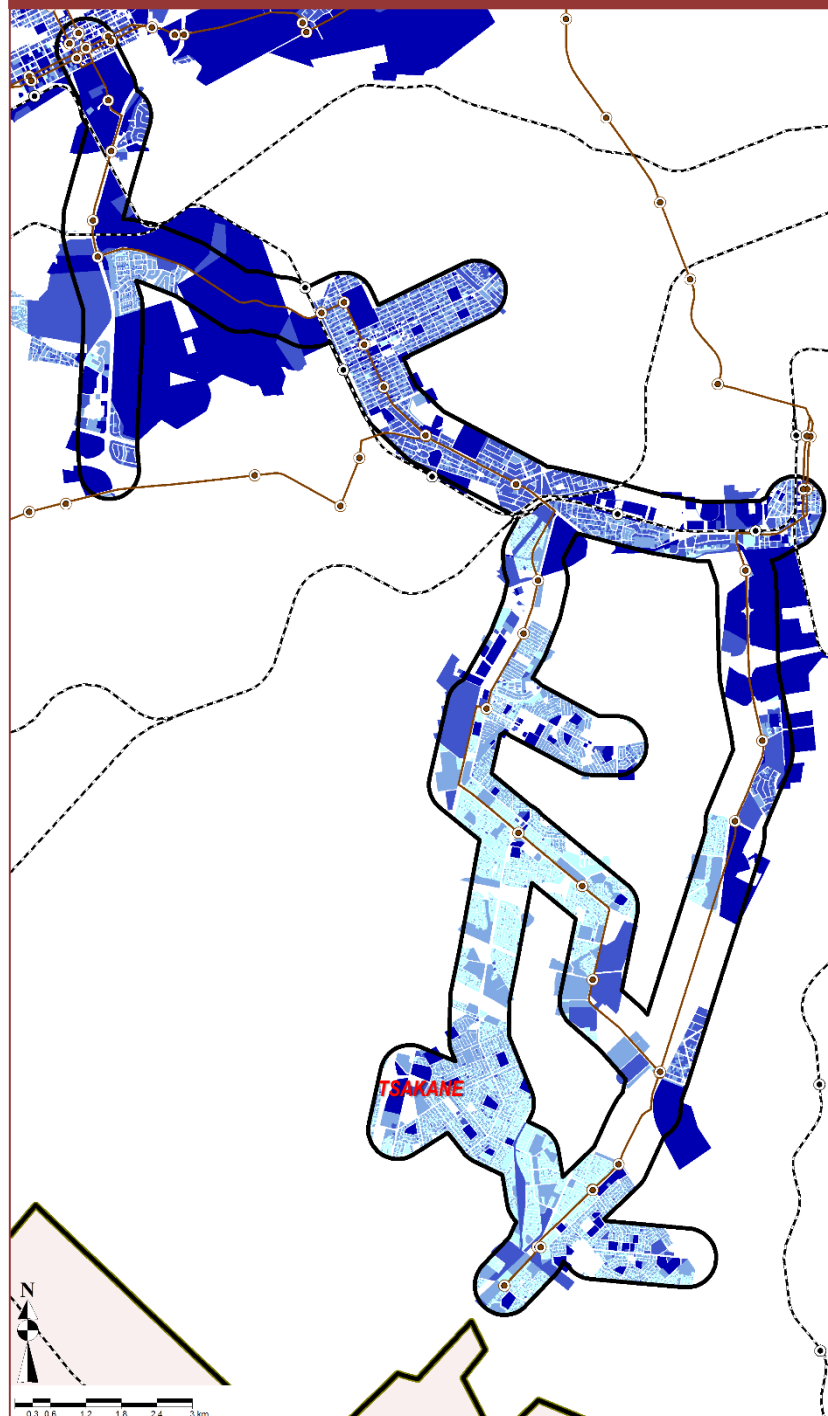


Figure B1.25.1

BASELINE RESIDENTIAL DENSITY



VALUATION ROLL



BASELINE RESIDENTIAL DENSITY AND VALUATION ROLL

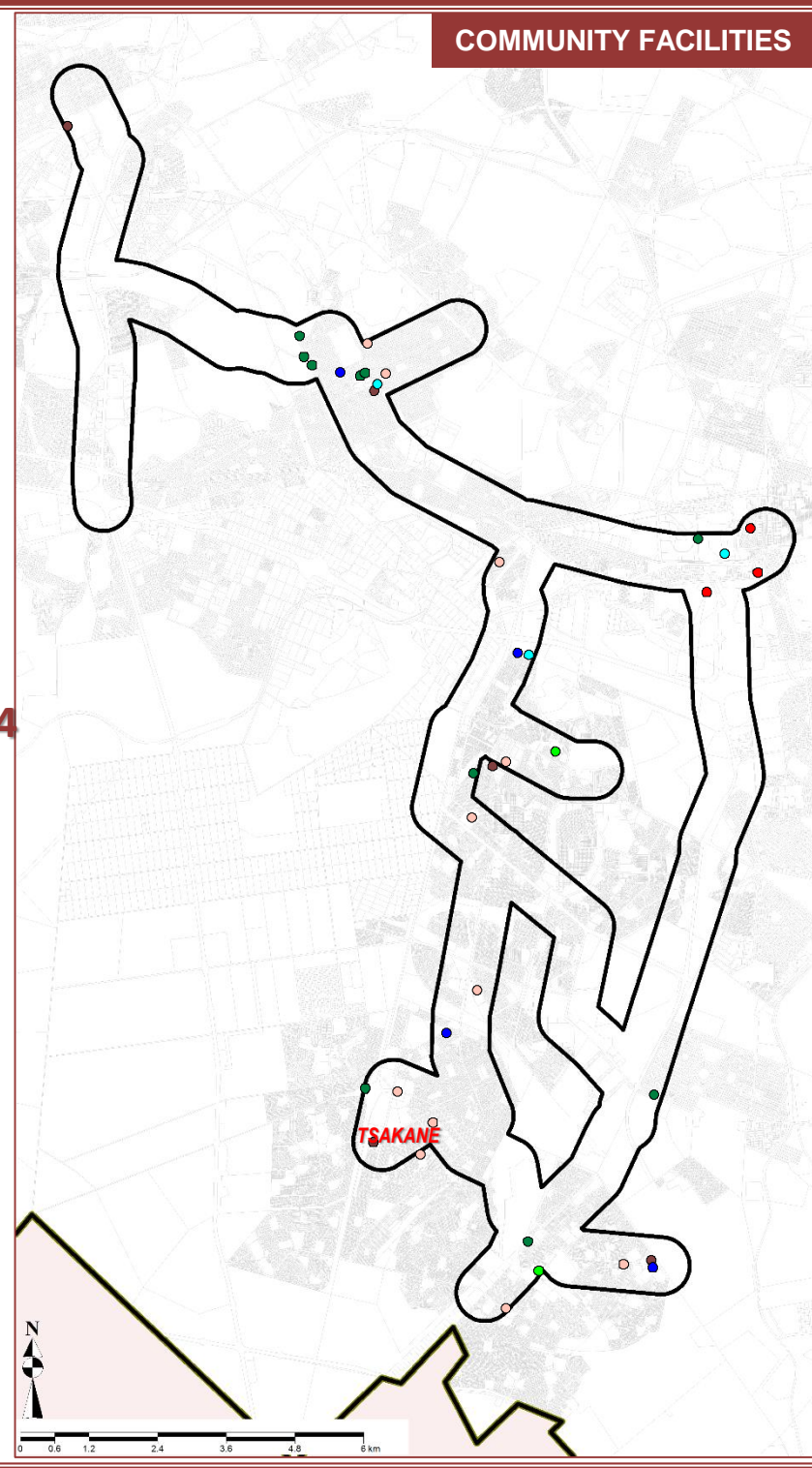
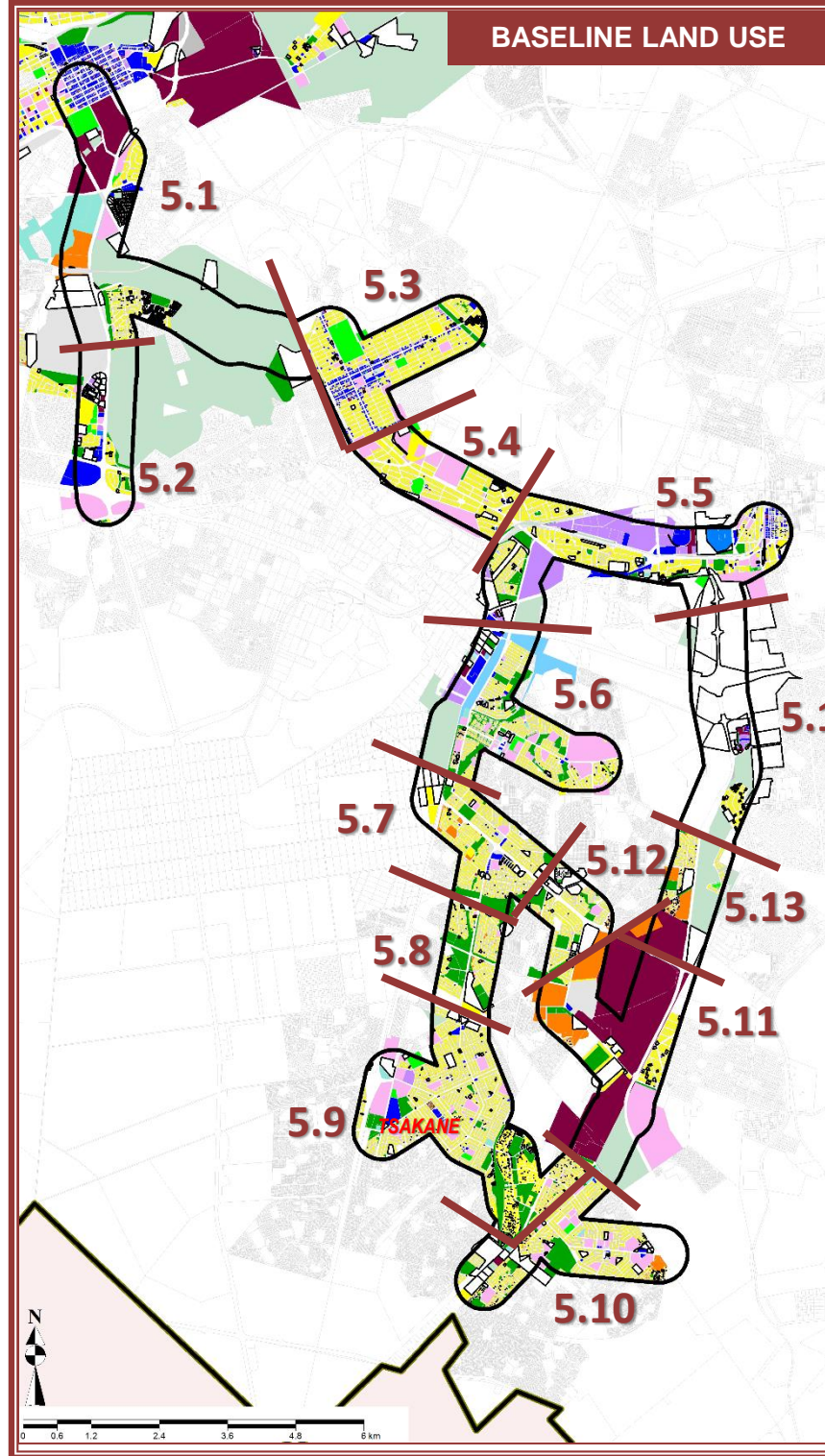
INTEGRATION ZONE 5

Density (DU/HA)

- 1 to 20
- 21 to 60
- 61 to 80
- 81+

Valuation

- R1 to R199 999
- R200 000 to R499 999
- R500 000 to R2 499 999
- R2 500 000+



**BASELINE LAND USE
MIX AND COMMUNITY
FACILITIES**

INTEGRATION ZONE 5

Facilities

- Clinics
- Fire_Stations
- Hospitals
- Police_Stations
- Sports_Facilities
- Colleges
- Tertiary Institutions











GenLandUse

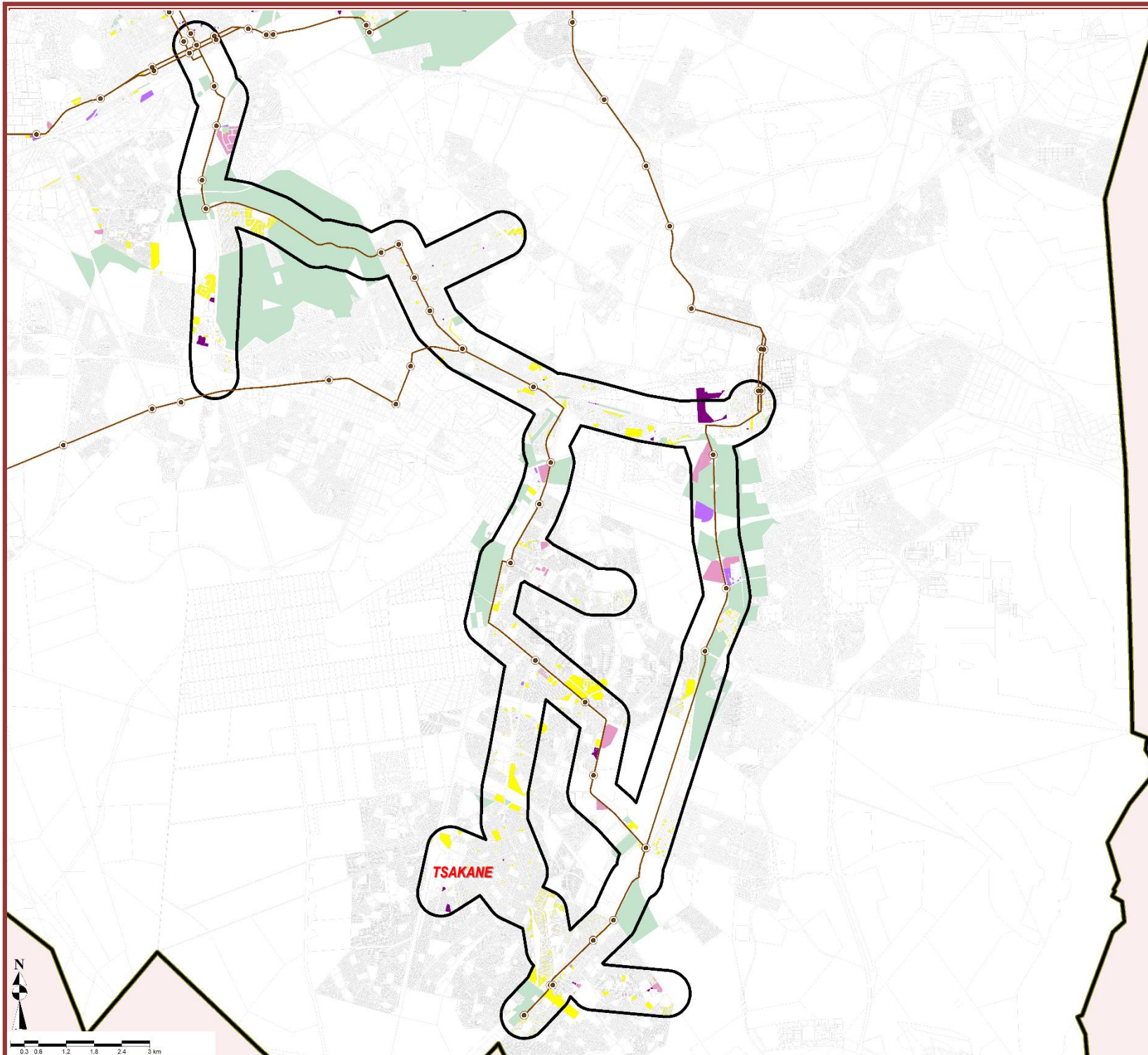
- Agriculture
- Business
- Commercial
- Community Facilities
- Government/Municipal
- Industrial
- Informal Residential
- Mining
- Open Space
- Other/Unknown
- Parking
- Residential
- Sport facility
- Tertiary Social Facility
- Transport
- Utilities
- Vacant

**VACANT AND
UNDERUTILISED LAND**

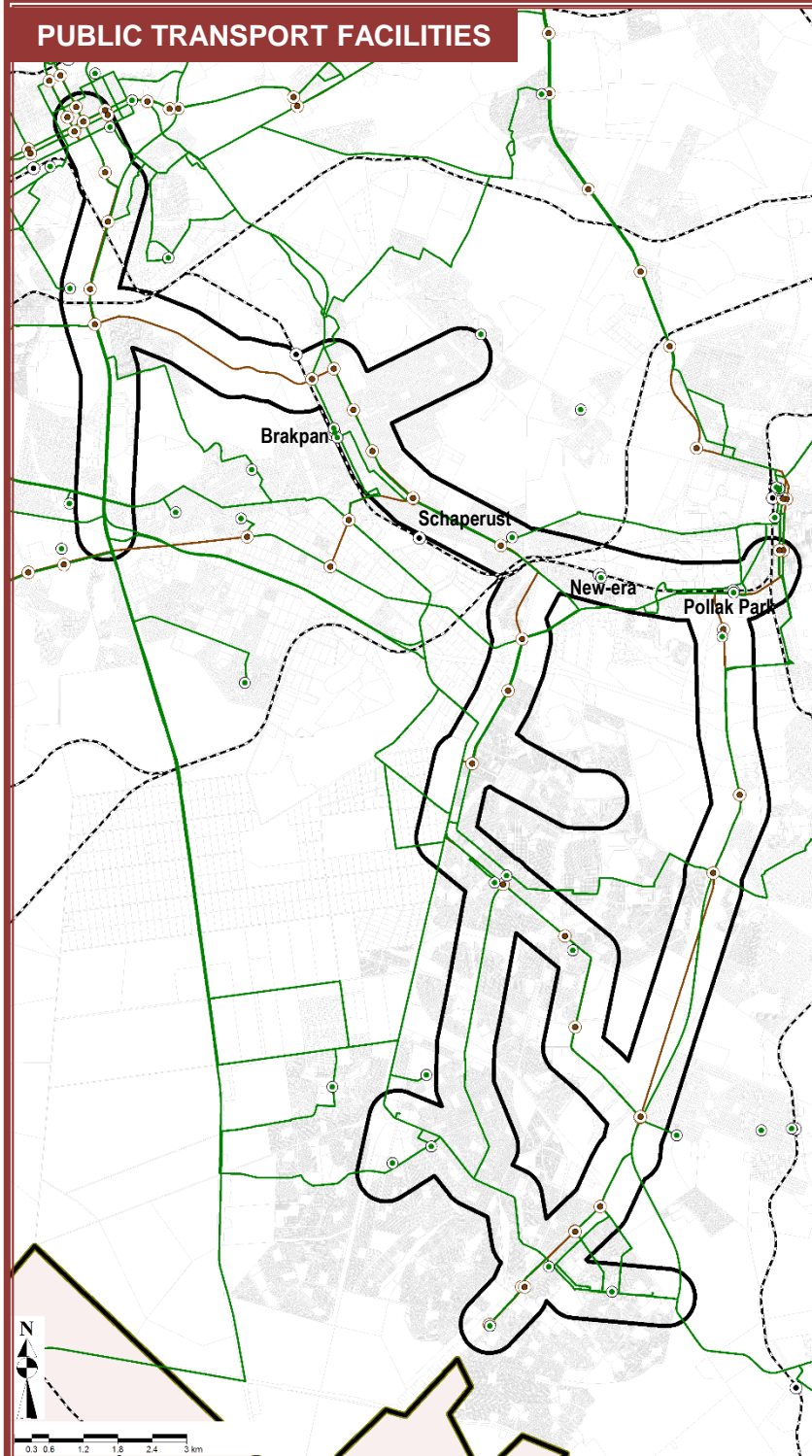
INTEGRATION ZONE 5

Vacant and Underutilised

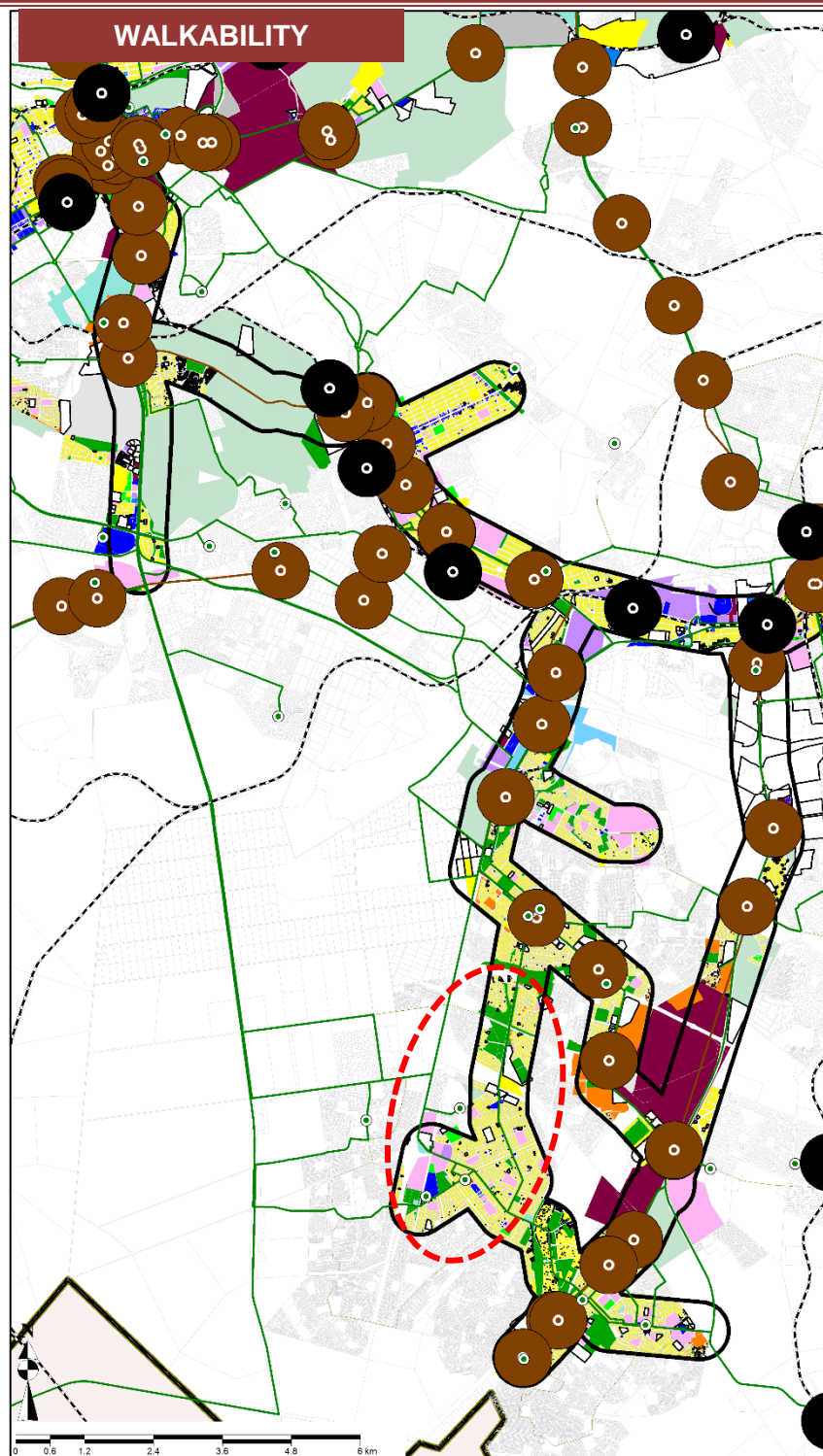
-  Agriculture
-  SH: Agriculture
-  SH: Commercial/industrial
-  SH: Other
-  Vacant: Commercial
-  Vacant: Farm
-  Vacant: Industrial
-  Vacant: Other
-  Vacant: Residential
-  Vacant: Small holding



PUBLIC TRANSPORT FACILITIES





WALKABILITY





PUBLIC TRANSPORT FACILITIES AND WALKABILITY

INTEGRATION ZONE 5





-  EMM_Boundary_2016
-  Aerotropolis Core Node

Routes and Feeders

-  BRT Feeder Route
-  BRT Route
-  BRT Station

-  Minibus_Taxi_Verified_23102012
-  Taxi Routes

Railways and Stations

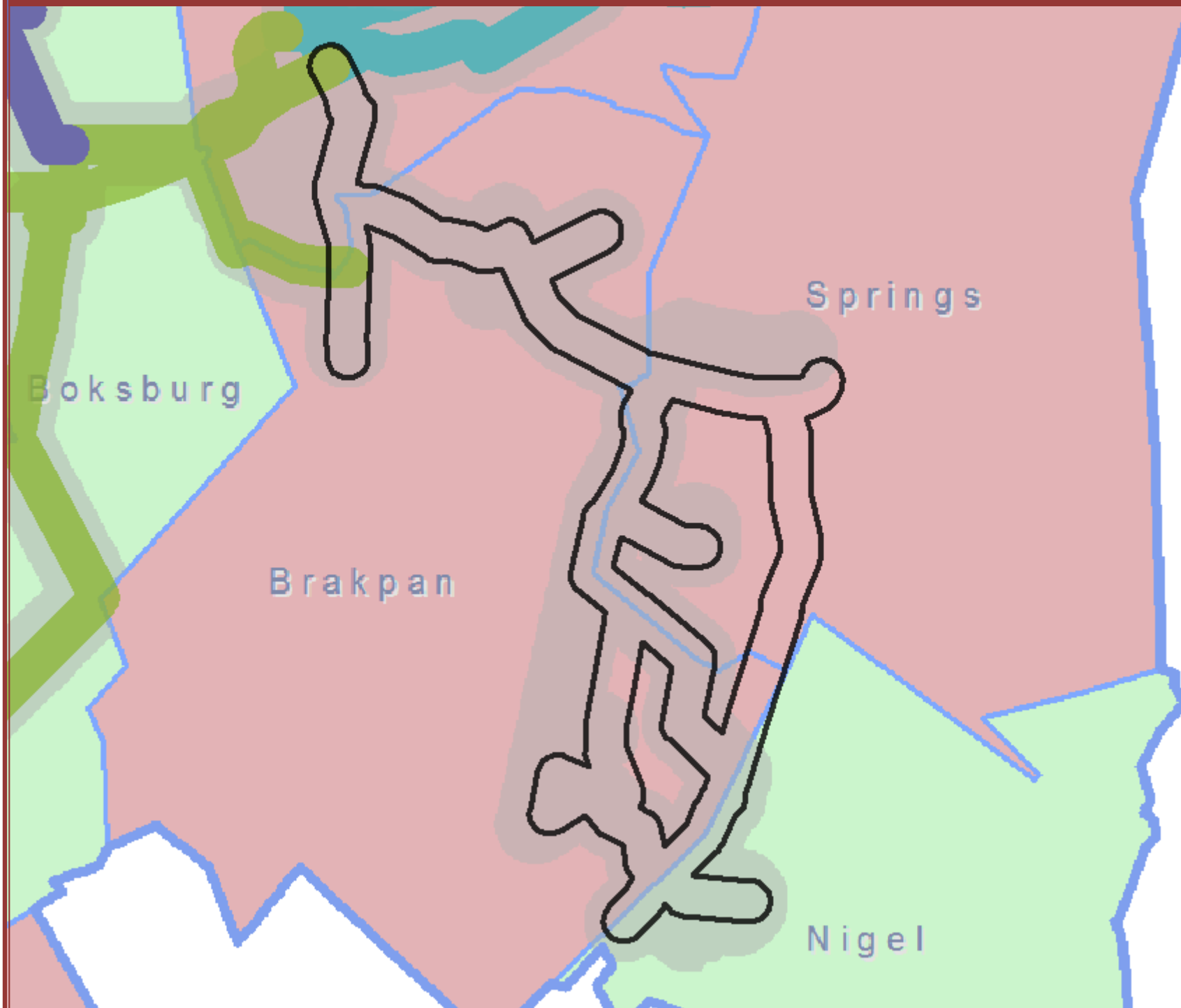
-  Gautrain Railway line
(Current and Proposed)
-  Gautrain Station
-  Railways
-  Railway_Stations

WATER RESERVOIR CAPACITY IZ5

BULK INFRASTRUCTURE

INTEGRATION ZONE 5

Water Reservoir Capacity



Integration Zone
Reservoir Capacity

- No Capacity
- Spare Capacity

Integration Zone

- Integration Zone 1
- Integration Zone 2
- Integration Zone 3
- Integration Zone 4
- Integration Zone 5

WWTW CAPACITY IZ5

EKURHULENI BEPP
2017/2018

**BULK
INFRASTRUCTURE
INTEGRATION ZONE 5**

WWTW Capacity

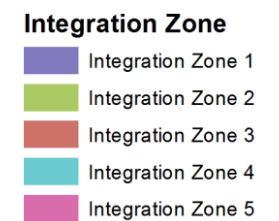
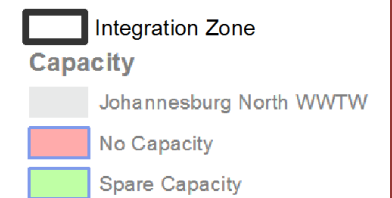
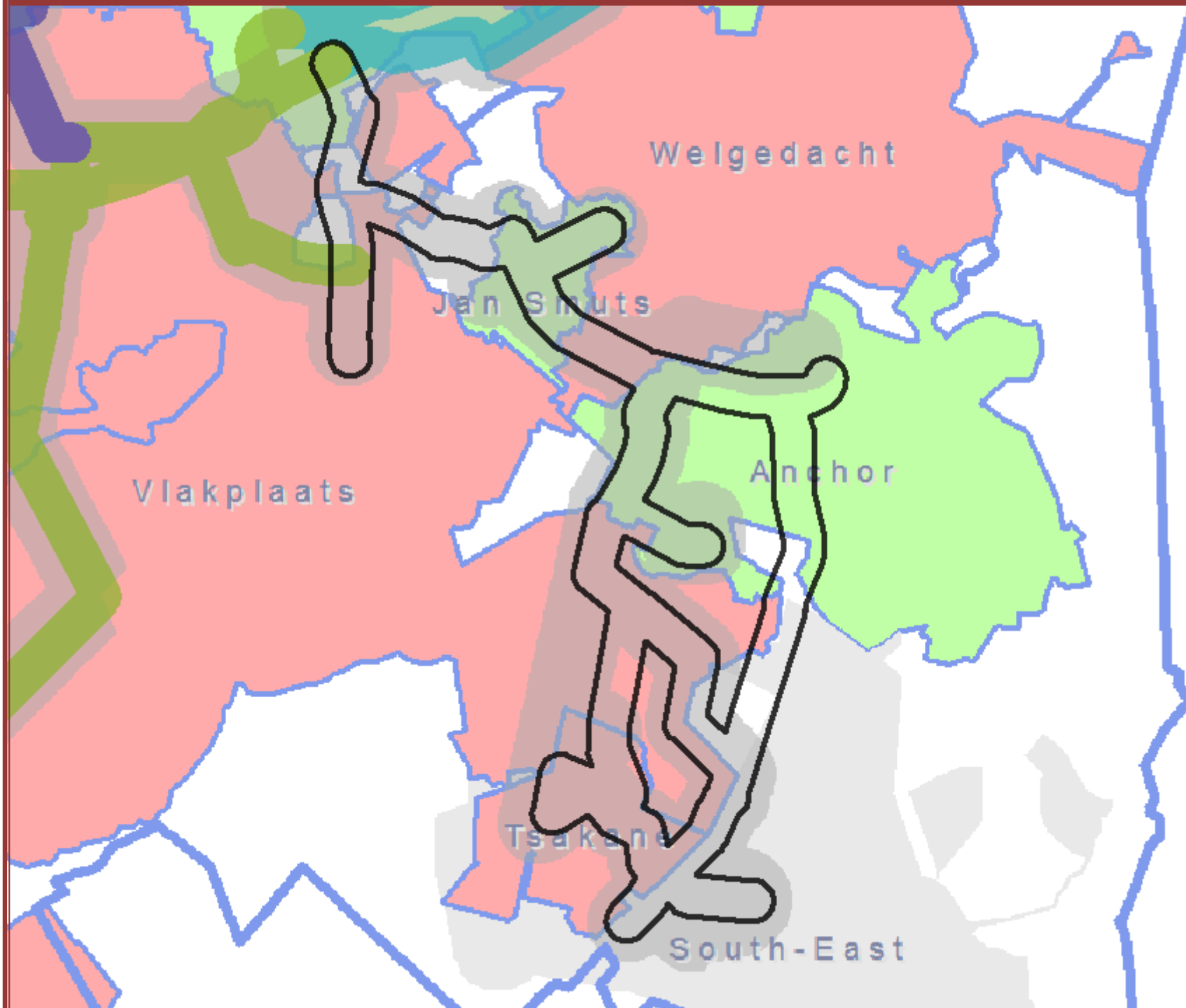
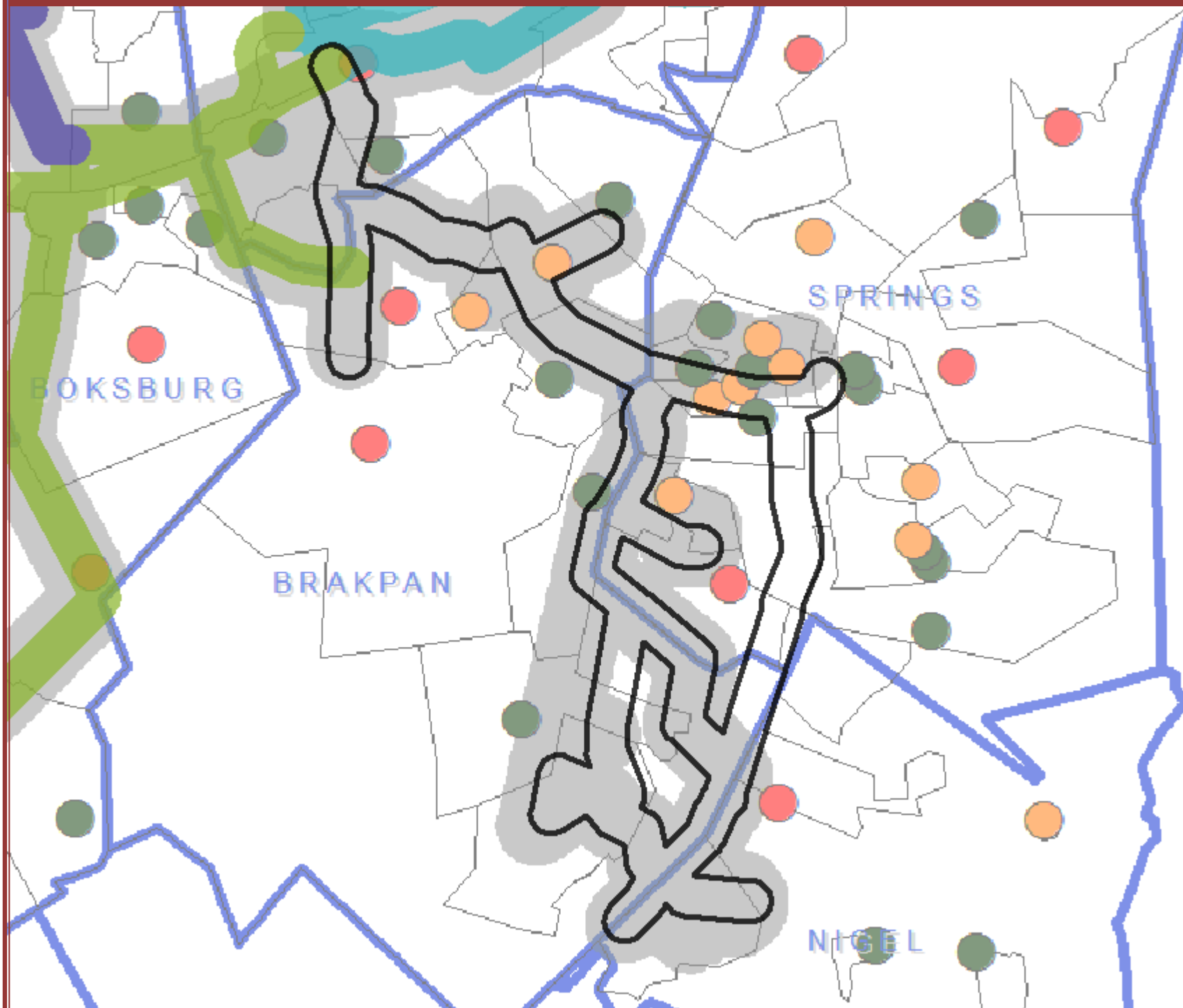


Figure B1.25.7

SUBSTATION CAPACITY IZ5

**BULK
INFRASTRUCTURE
INTEGRATION ZONE 5**

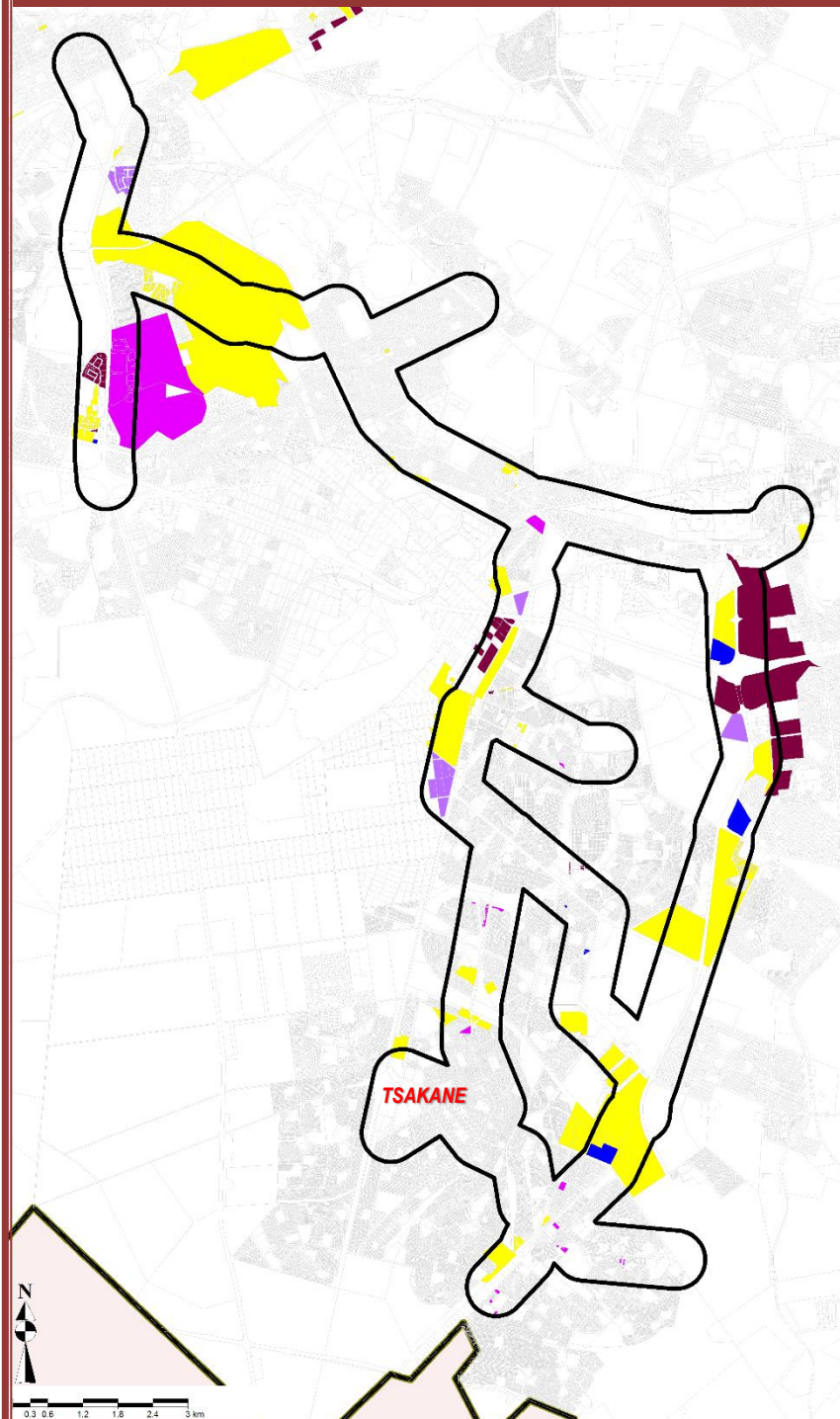
Substation Capacity



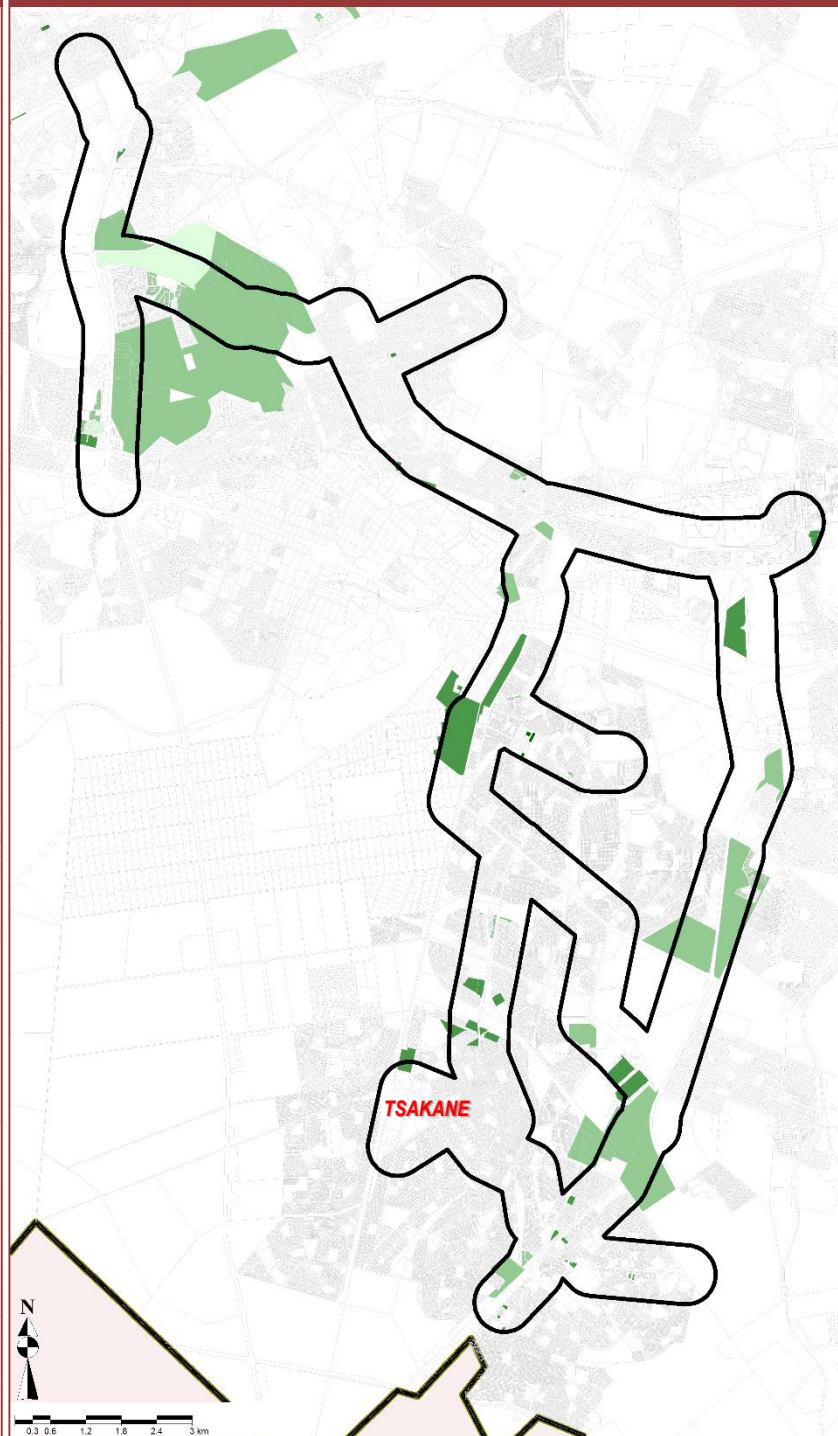
Integration Zone

- Integration Zone 1
- Integration Zone 2
- Integration Zone 3
- Integration Zone 4
- Integration Zone 5

LAND USE CATEGORY



RESIDENTIAL DENSITY



IZ TARGET MODEL: LAND USE CATEGORY AND RESIDENTIAL DENSITY

INTEGRATION ZONE 5

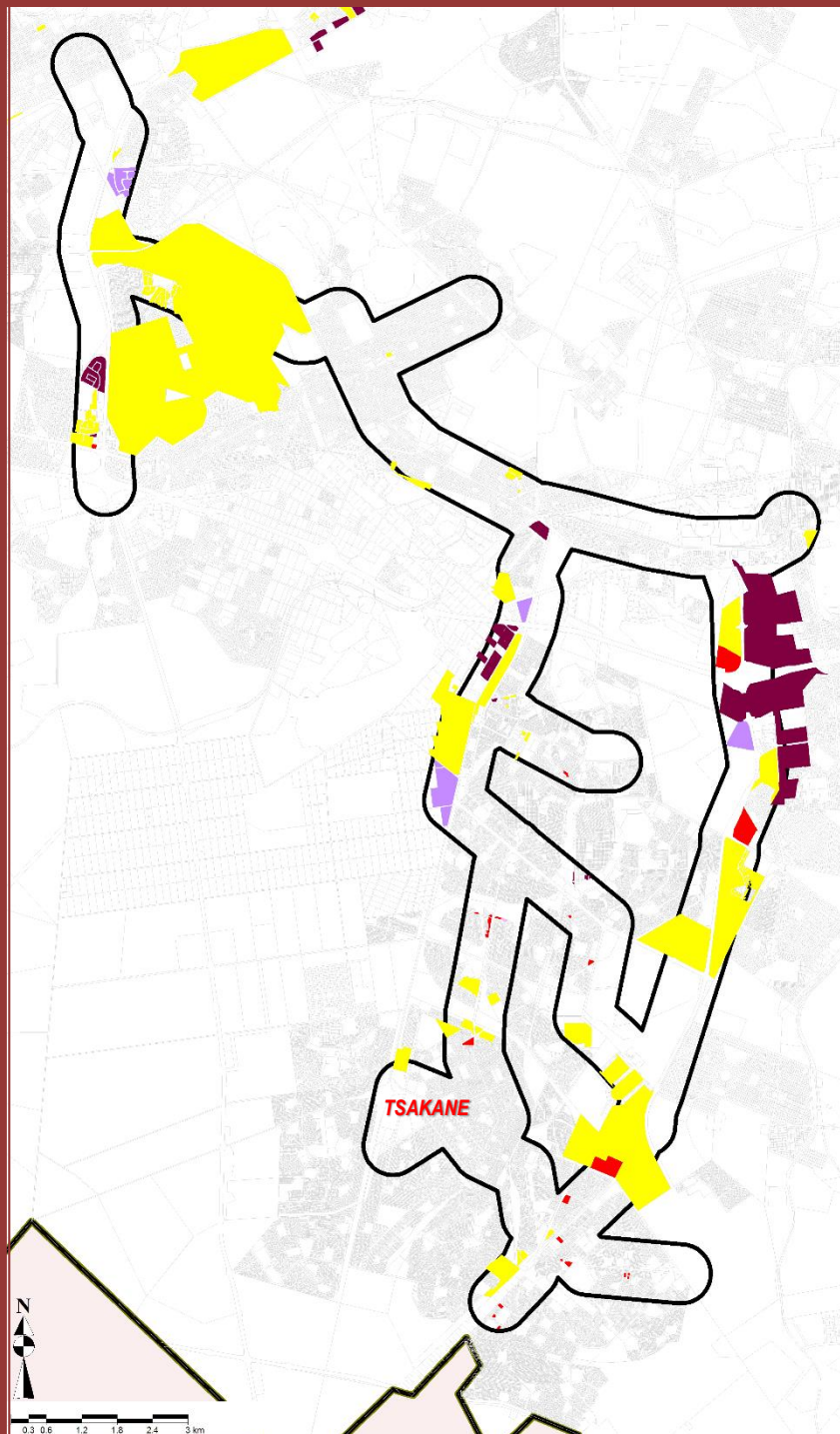
LAND USE CATEGORY

- Business Greenfields
- Business Intensification
- Business Redevelopment
- Commercial Greenfields
- Commercial Redevelopment
- Industrial Greenfields
- Institutional Greenfields
- Institutional Redevelopment
- Mixed Use Greenfields
- Mixed Use Redevelopment
- Office Redevelopment
- Residential Densification
- Residential Greenfields
- Residential Redevelopment

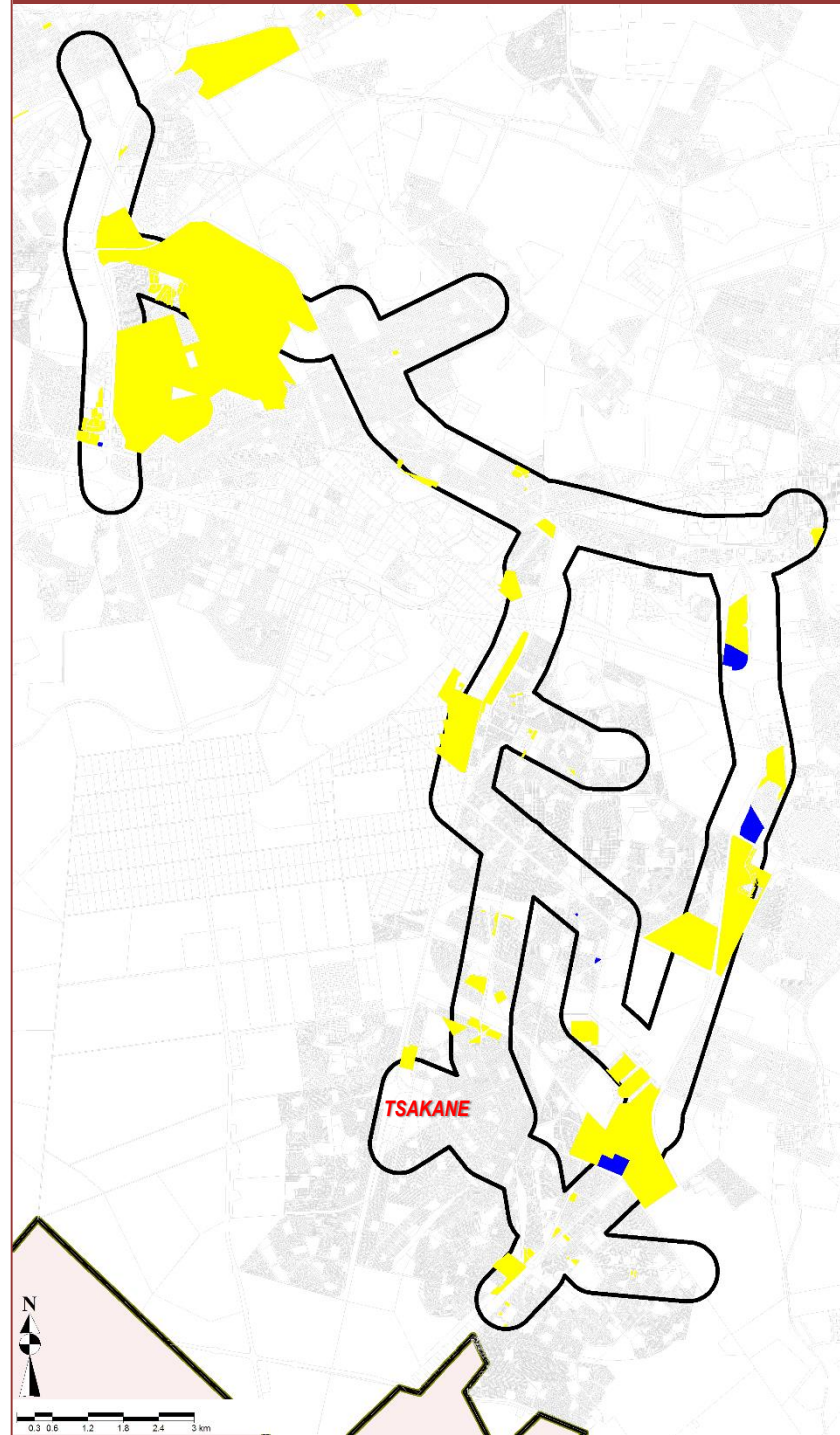
RESIDENTIAL DENSITY (DU/HA)

- 1 to 20
- 21 to 60
- 61 to 80
- 81+

LAND USE - GROUND FLOOR



LAND USE - FIRST FLOOR



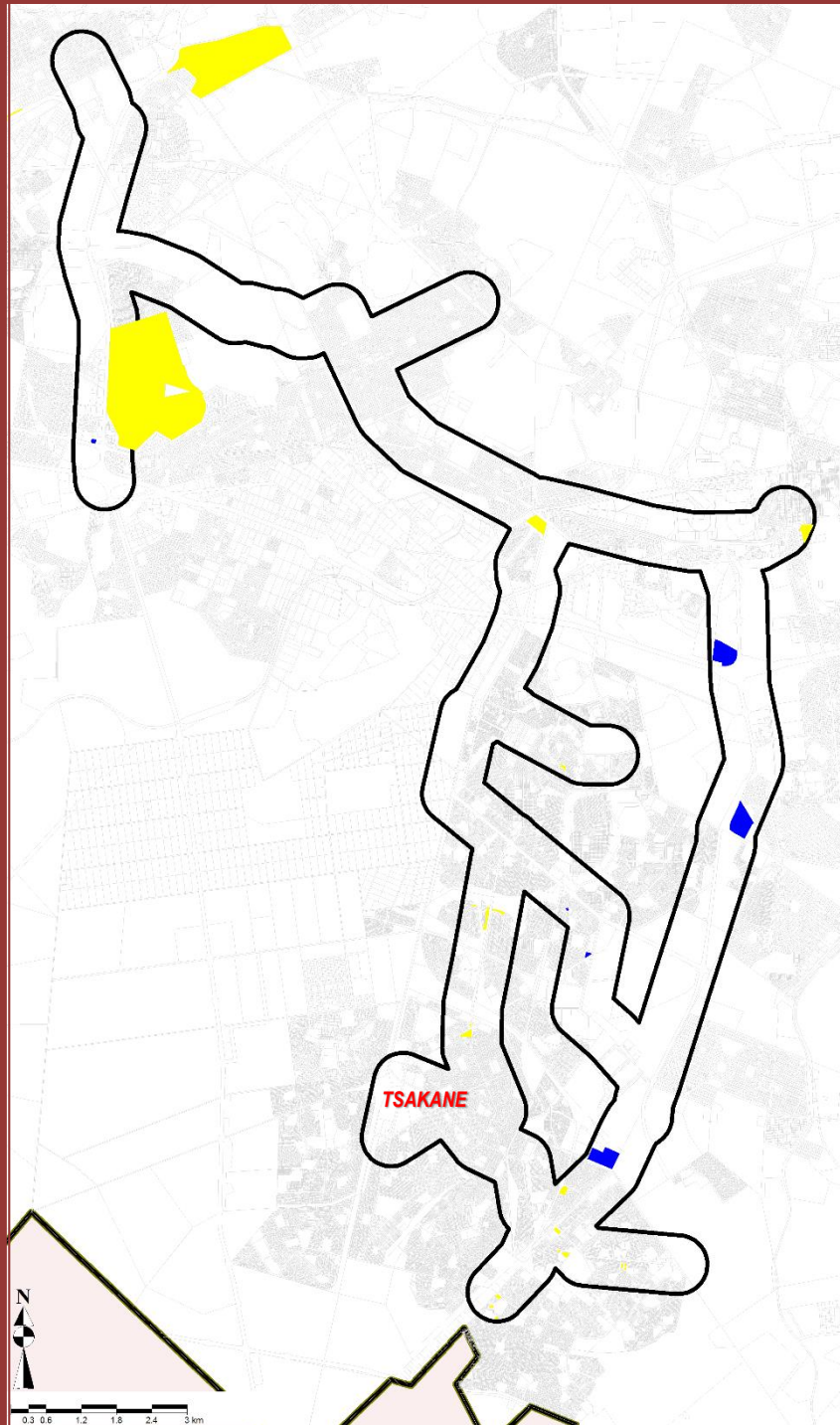
IZ TARGET MODEL: LAND USE PER FLOOR GROUND AND 1STE FLOOR

INTEGRATION ZONE 5

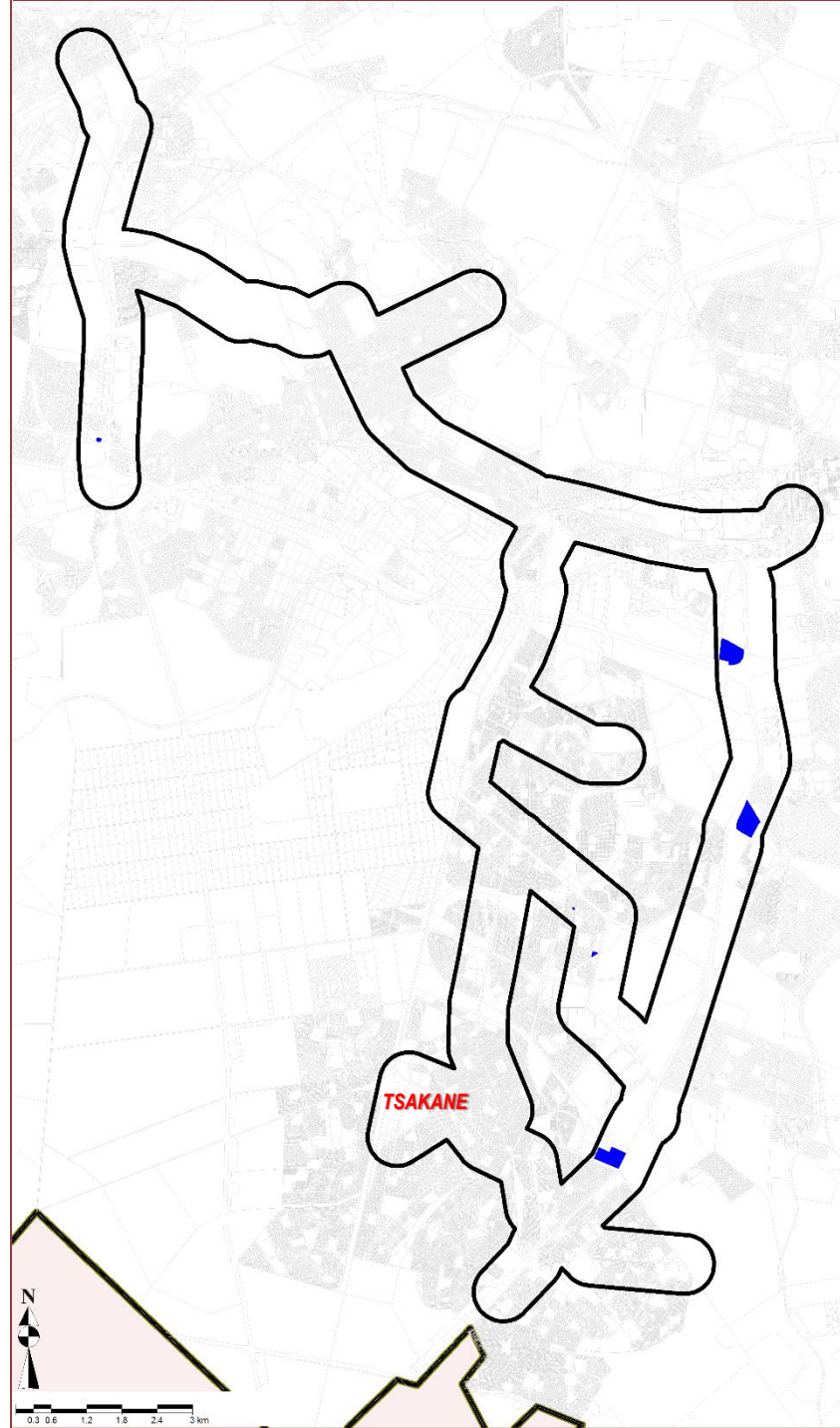
LAND USE PER FLOOR

-  Commercial
-  Community Facilities
-  Industrial
-  Institutional
-  Offices
-  Residential
-  Retail
-  Sport
-  Hotel
-  Aerotropolis Core Node

LAND USE – SECOND FLOOR



LAND USE – THIRD FLOOR



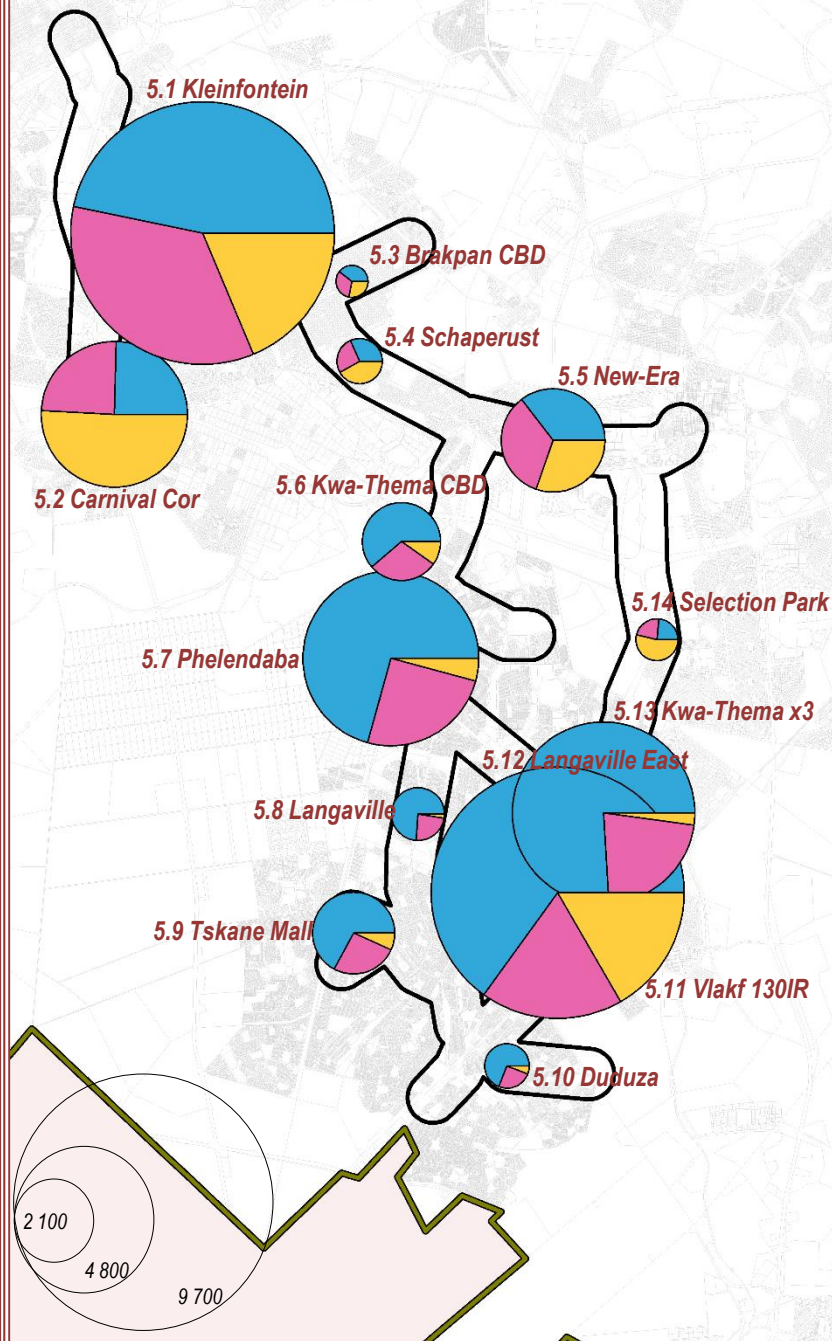
IZ TARGET MODEL: LAND USE PER FLOOR SECOND AND THIRD FLOOR

INTEGRATION ZONE 5

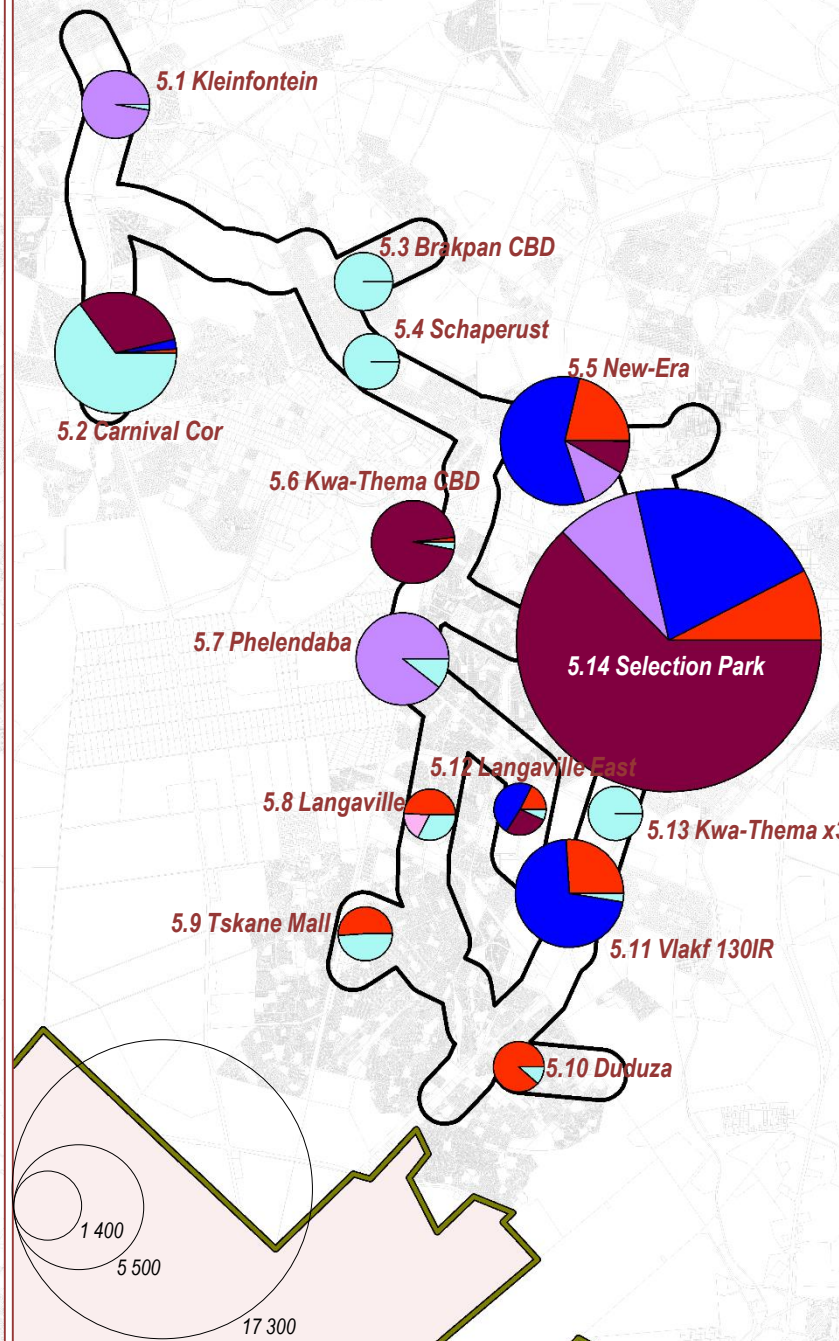
LAND USE PER FLOOR

-  Commercial
-  Community Facilities
-  Industrial
-  Institutional
-  Offices
-  Residential
-  Retail
-  Sport
-  Hotel
-  Aerotropolis Core Node

DWELLING UNITS



FORMAL WORKERS



IZ TARGET MODEL

ADDITIONAL DWELLING UNITS AND FORMAL WORKERS PER IZ LINK

INTEGRATION ZONE 5

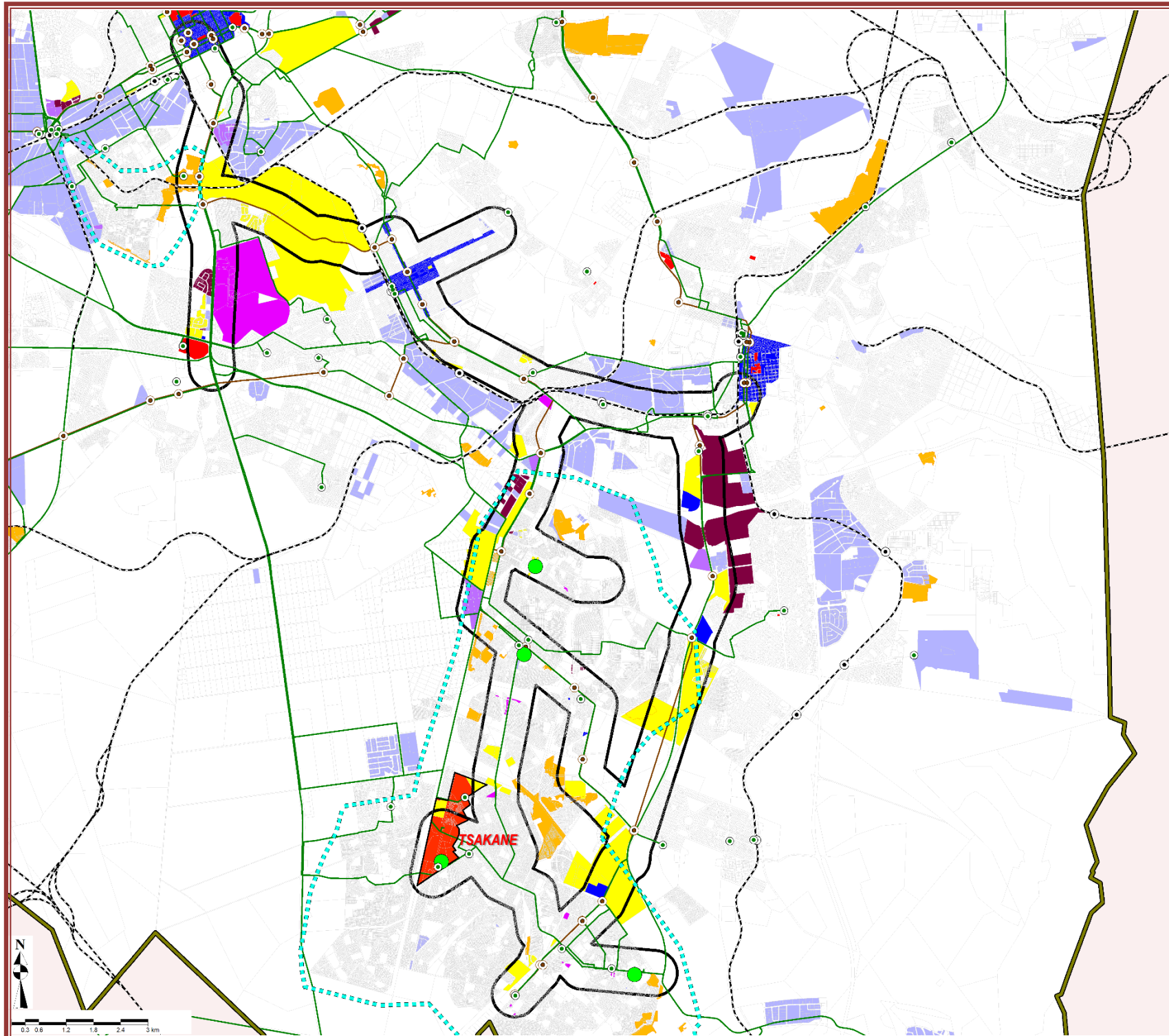
Dwelling Units

- Low Income DU
- Middle Income DU
- High Income DU

Formal Workers

- Retail
- Office
- Hotel
- Institutional
- Industrial
- Commercial
- Regional Sport
- Domestic

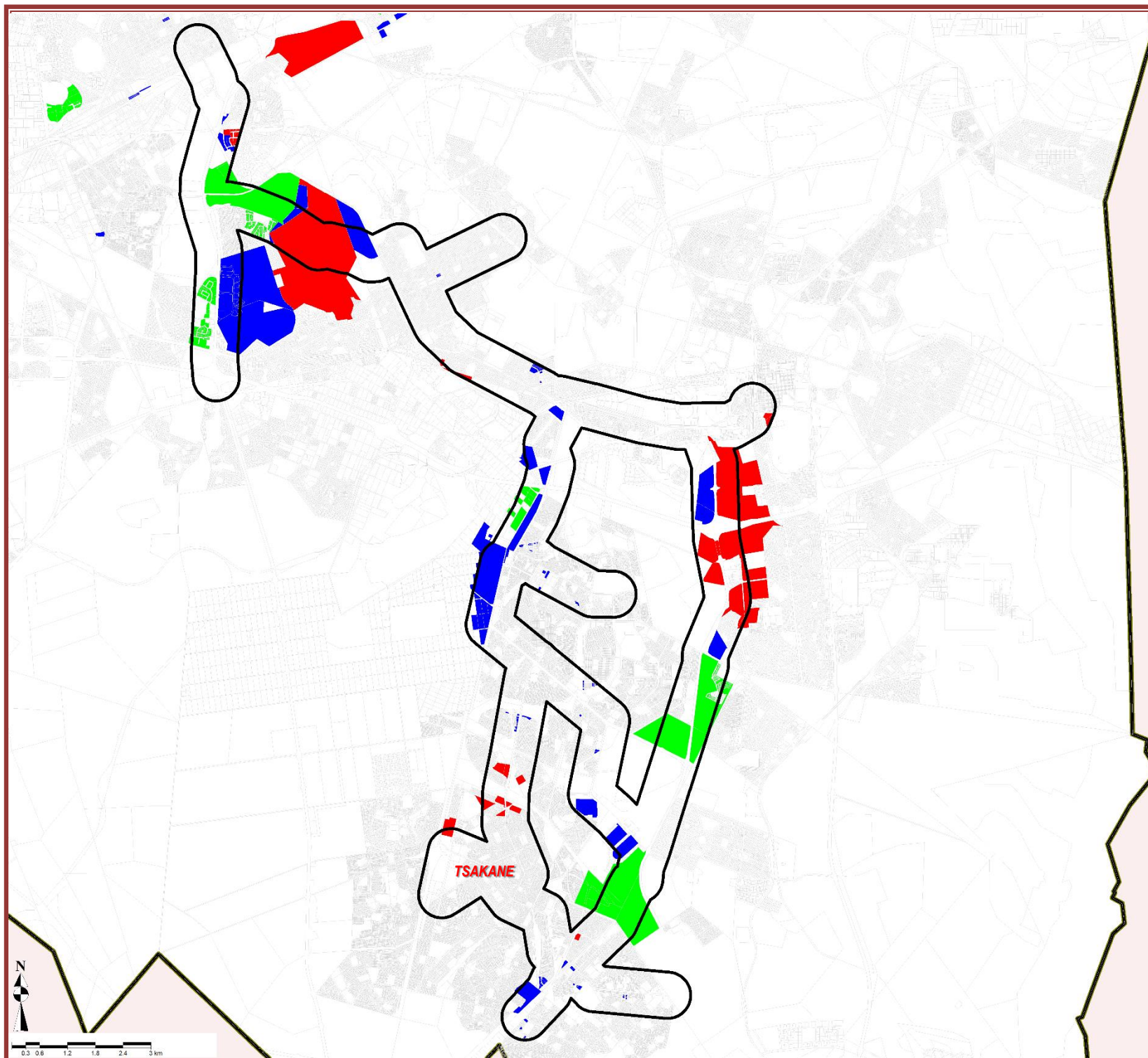
**NEW SPATIAL LOGIC
INTEGRATION ZONE 5**
















- Aerotropolis Core Node
- Urban Hubs
- Marginalised / Peripheral Townships
- Informal Settlements 2016
- Industrial Area
- CBD_Boundaries
- Shopping Centre
- Secondary Node
- SHUP Category**
- Business Greenfields / - Intensification / - Redevelopment
- Commercial Greenfields / - Redevelopment
- Industrial Greenfields
- Institutional Greenfields / - Redevelopment
- Mixed Use Greenfields / - Redevelopment
- Office Redevelopment
- Residential Densification / - Greenfields / - Redevelopment
- Railway & Stations
- Gautrain Railway line & Station (Current / Proposed)
- BRT Route & Stops
- Minibus Taxi Route & Stops

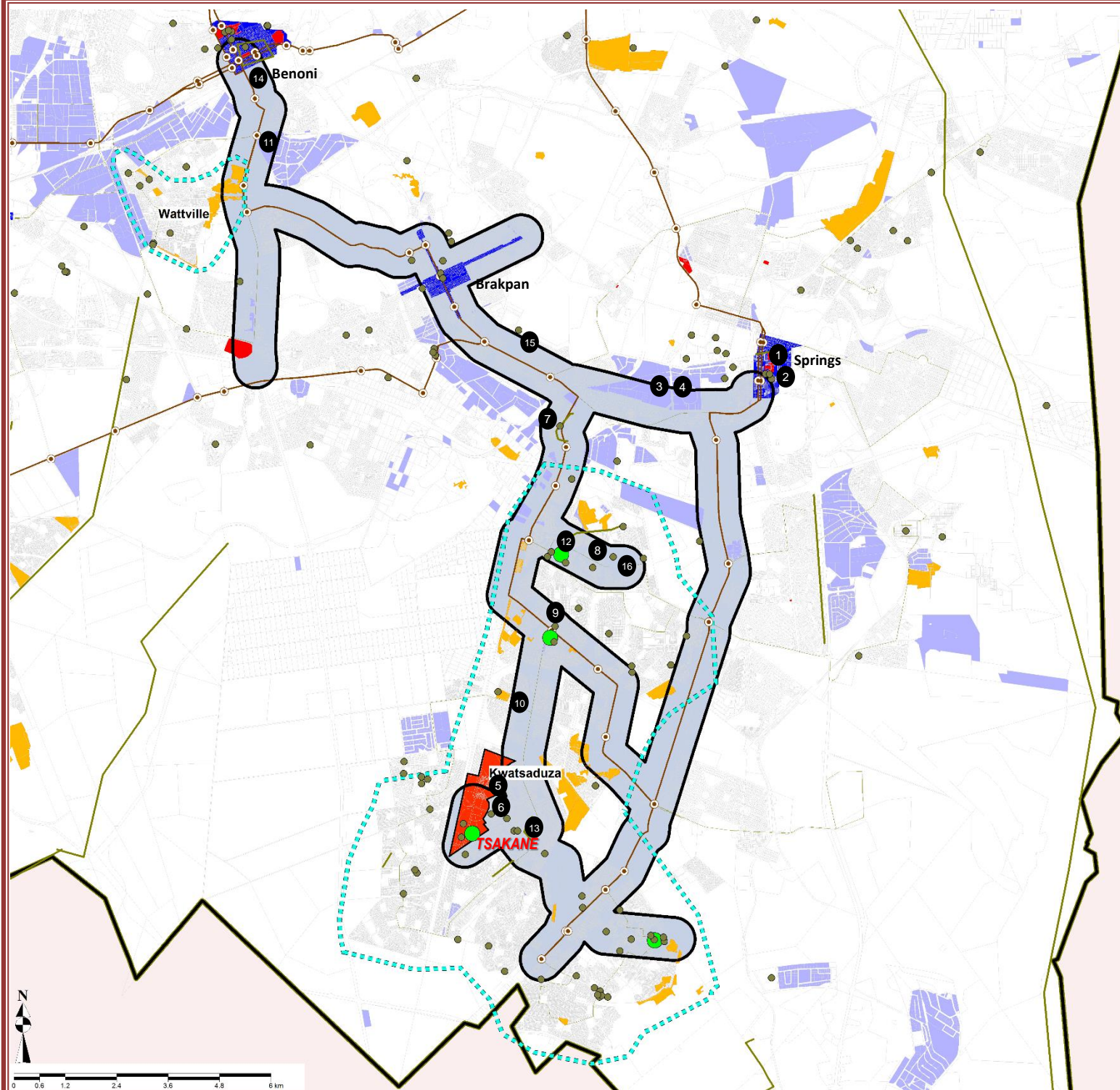
Time Frame

- Long Term
- Medium Term
- Short Term



**CAPEX PRIORITISED
PROJECTS
INTEGRATION ZONE 5**

-  EMM Boundary 2016
-  Aerotropolis Core Node
-  Integration Zone 5
-  Industrial Area
-  Urban Hubs
-  CBD / Inner Cities
-  Shopping Centre
-  Informal Settlements 2016
-  Secondary Node
-  Marginalised / Peripheral Townships
-  CAPEX Projects
-  CAPEX Projects
-  BRT Route & Stops



IZ TARGET MODEL: INTERVENTION PROJECTS

Maryvlei /Thema Road
(Industrial/Commercial/
Residential):PPP

TSAKANE

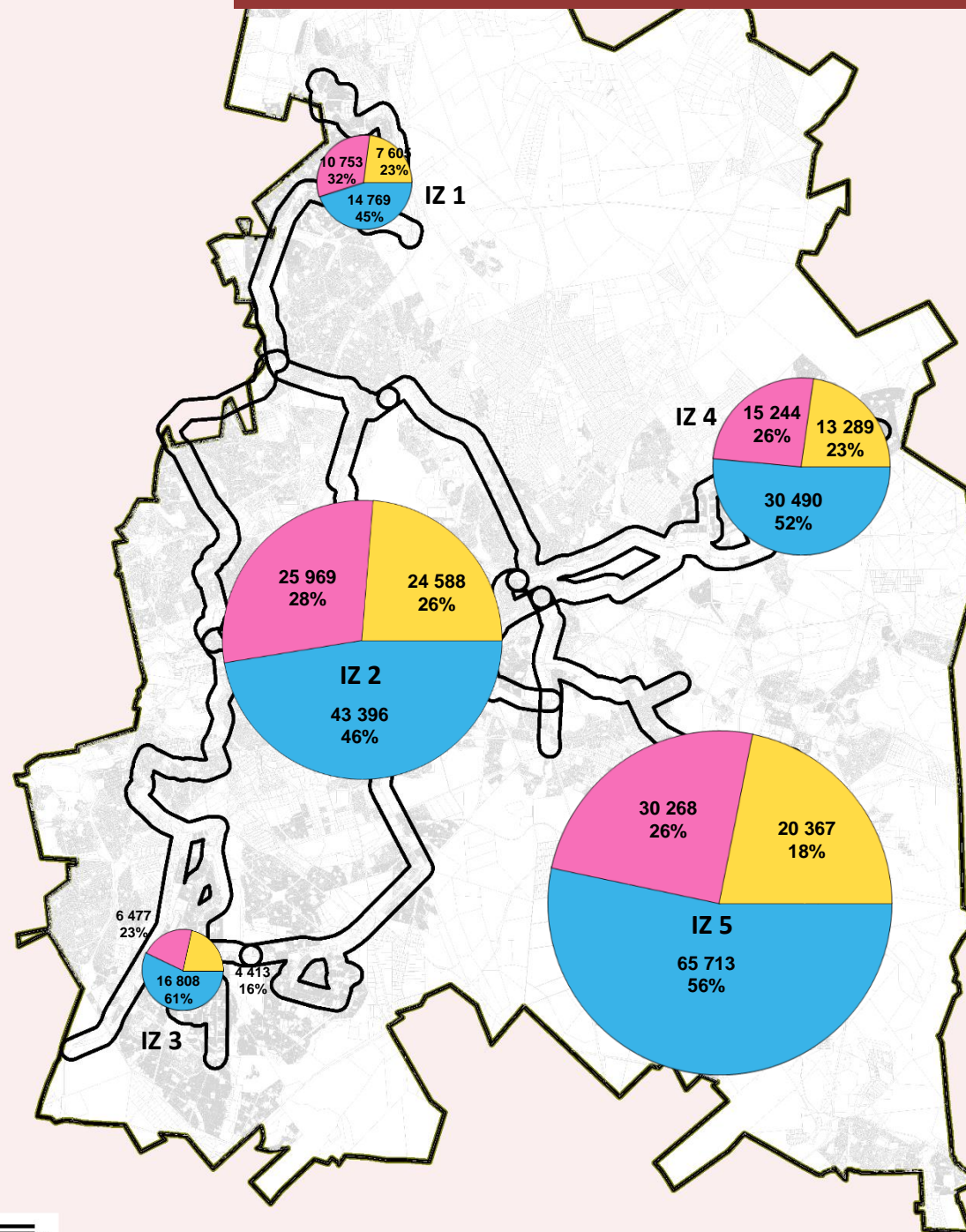
**IZ TARGET MODEL:
INTERVENTION
PROJECTS**

INTEGRATION ZONE 5

Time Frame

-  Long Term
-  Medium Term
-  Short Term

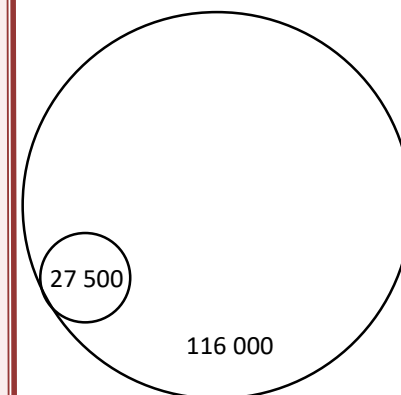
IZ TARGET MODEL: ADDITIONAL POPULATION PER INTEGRATION ZONE



IZ TARGET MODEL

ADDITIONAL POPULATION PER INTEGRATION ZONE

- Low Income Population
- Medium Income Population
- High Income Population

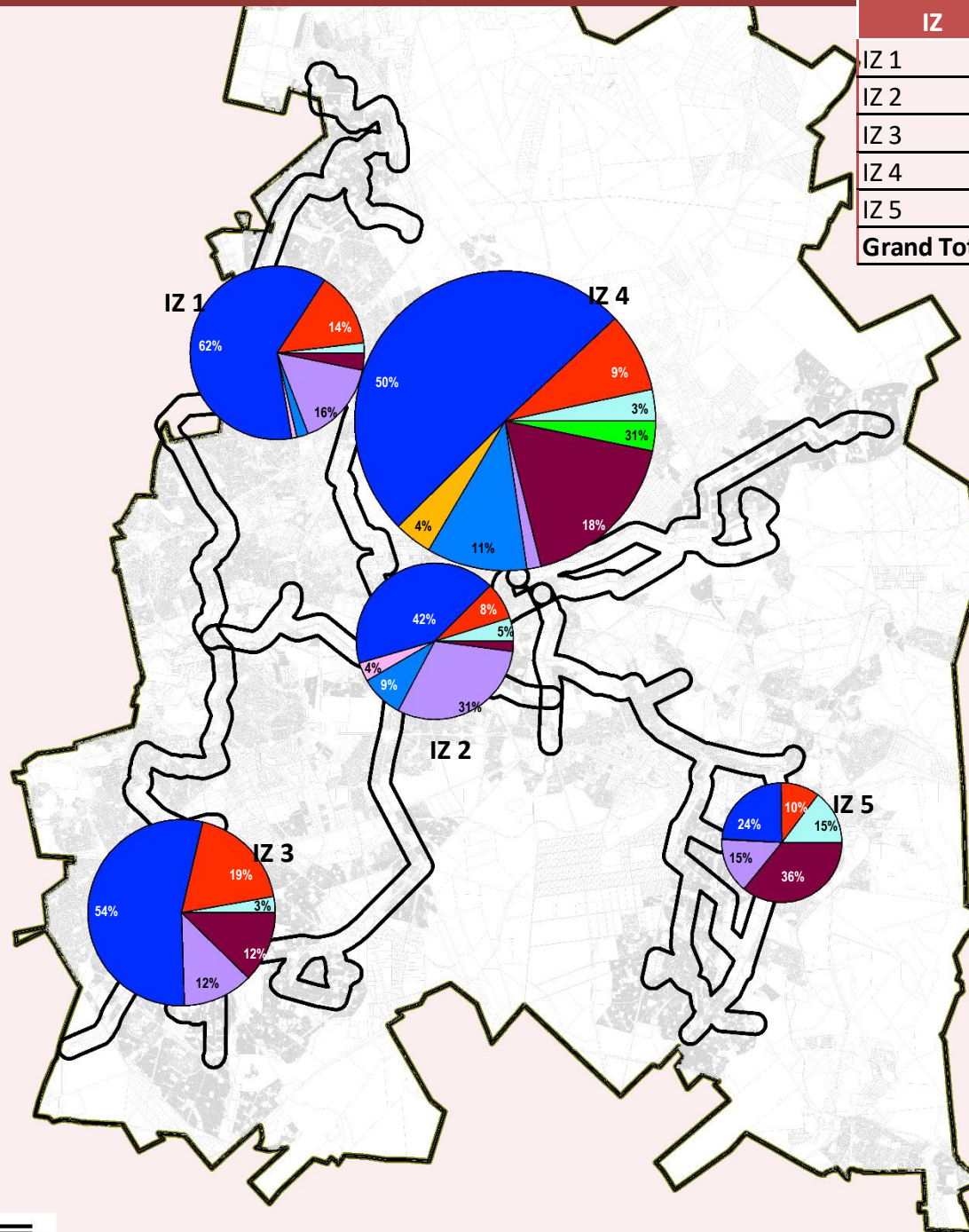


IZ TARGET MODEL: ADDITIONAL NUMBER OF WORKERS PER INTEGRATION ZONE

IZ TARGET MODEL

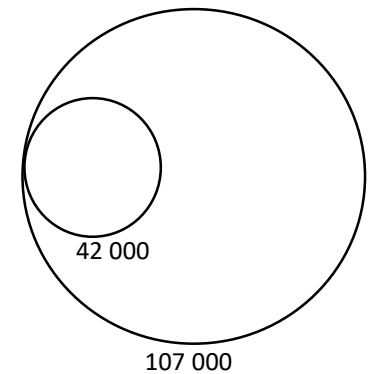
ADDITIONAL NUMBER OF WORKERS PER INTEGRATION ZONE

IZ	TOTAL ADDITIONAL WORKERS	%
IZ 1	62,203	19%
IZ 2	56,068	17%
IZ 3	66,773	20%
IZ 4	107,464	32%
IZ 5	42,814	13%
Grand Total	335,323	100%



Workers

- Domestic
- Retail
- Office
- Hotel
- Community Facilities
- Institutional
- Industrial
- Commercial
- Regional Sport



Figure

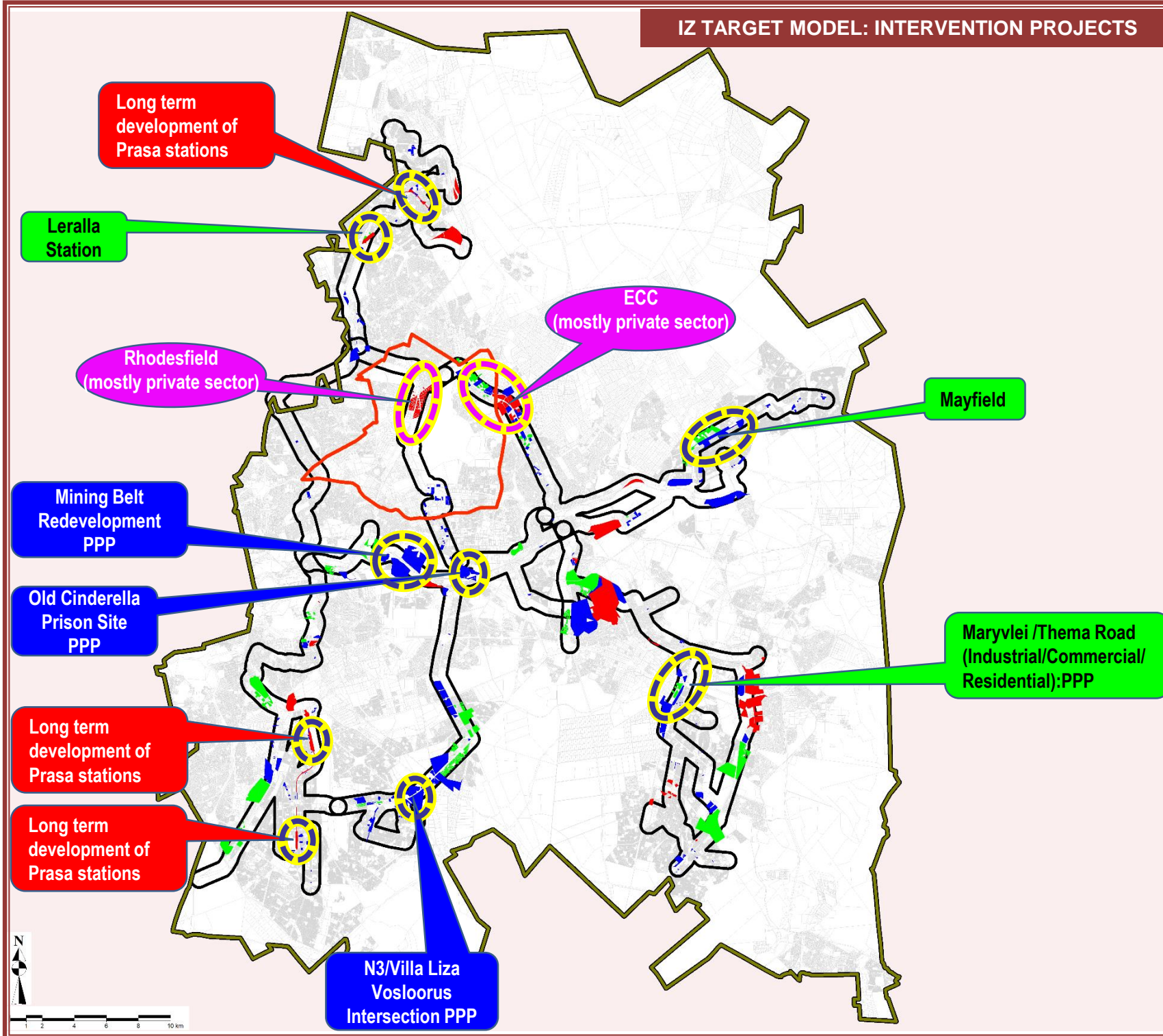
IZ TARGET MODEL: INTERVENTION PROJECTS

**EKURHULENI BEPP
2017/2018**

IZ TARGET MODEL: INTERVENTION PROJECTS

Time Frame









- Long Term
- Medium Term
- Short Term
- Short/Medium/Long Term



Figure

B1.28

**CITY PLANNING
PRECINCTS**

-  EMM Boundary 2016
-  Aerotropolis Core Node
-  Urban Hubs
-  Current Precincts
-  Proposed Precincts
-  Railway & Stations
-  Gautrain Railway line & Station (Current / Proposed)
-  BRT Route & Stops

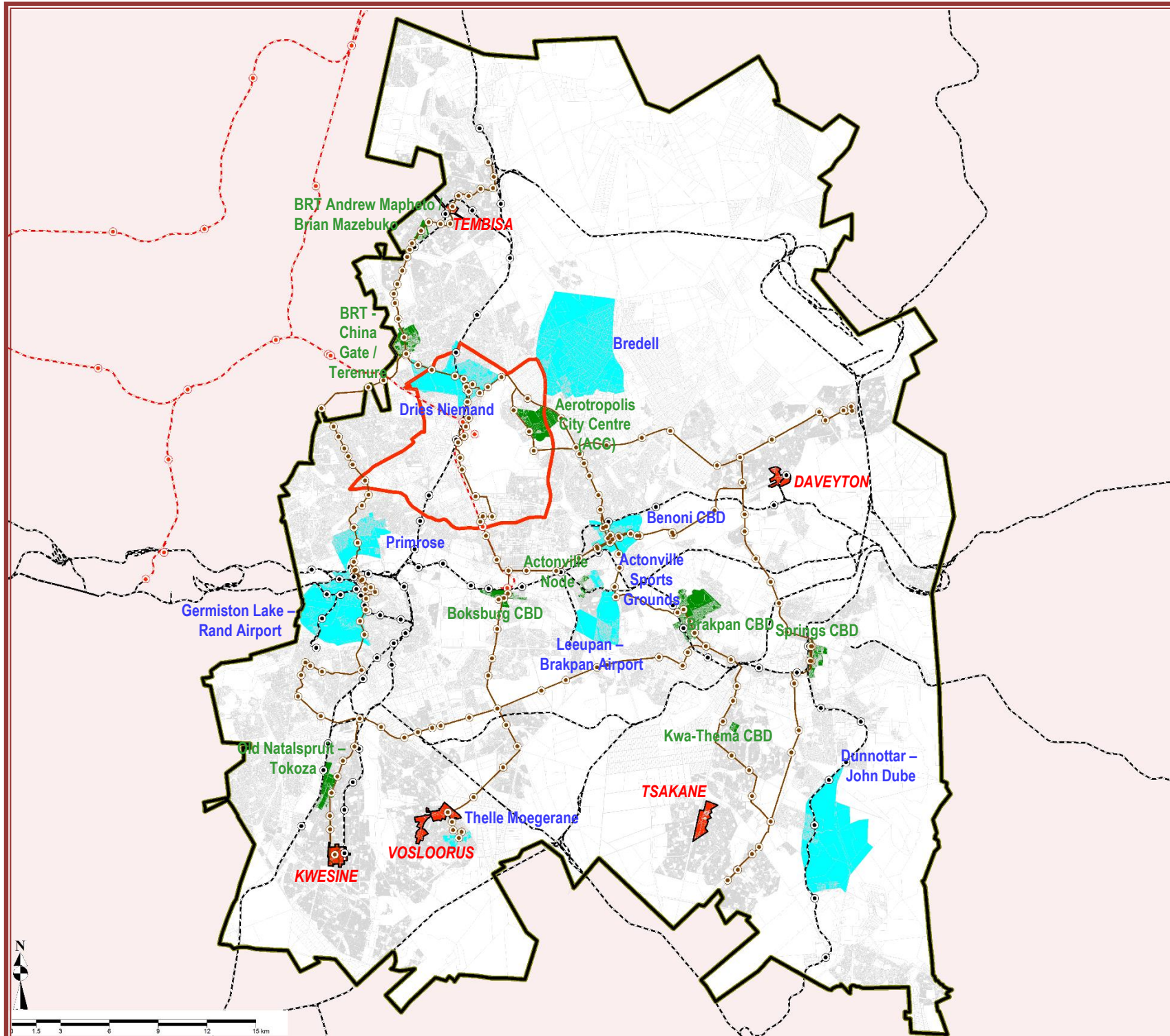









Figure B2.1.1

**STRATEGIC URBAN
DEVELOPMENT AREAS**

-  EMM Boundary 2016
-  Aerotropolis Core Node
-  Urban Hubs
-  SUDA's

-  CAPEX Projects
-  CAPEX Projects
-  BRT Route & Stops

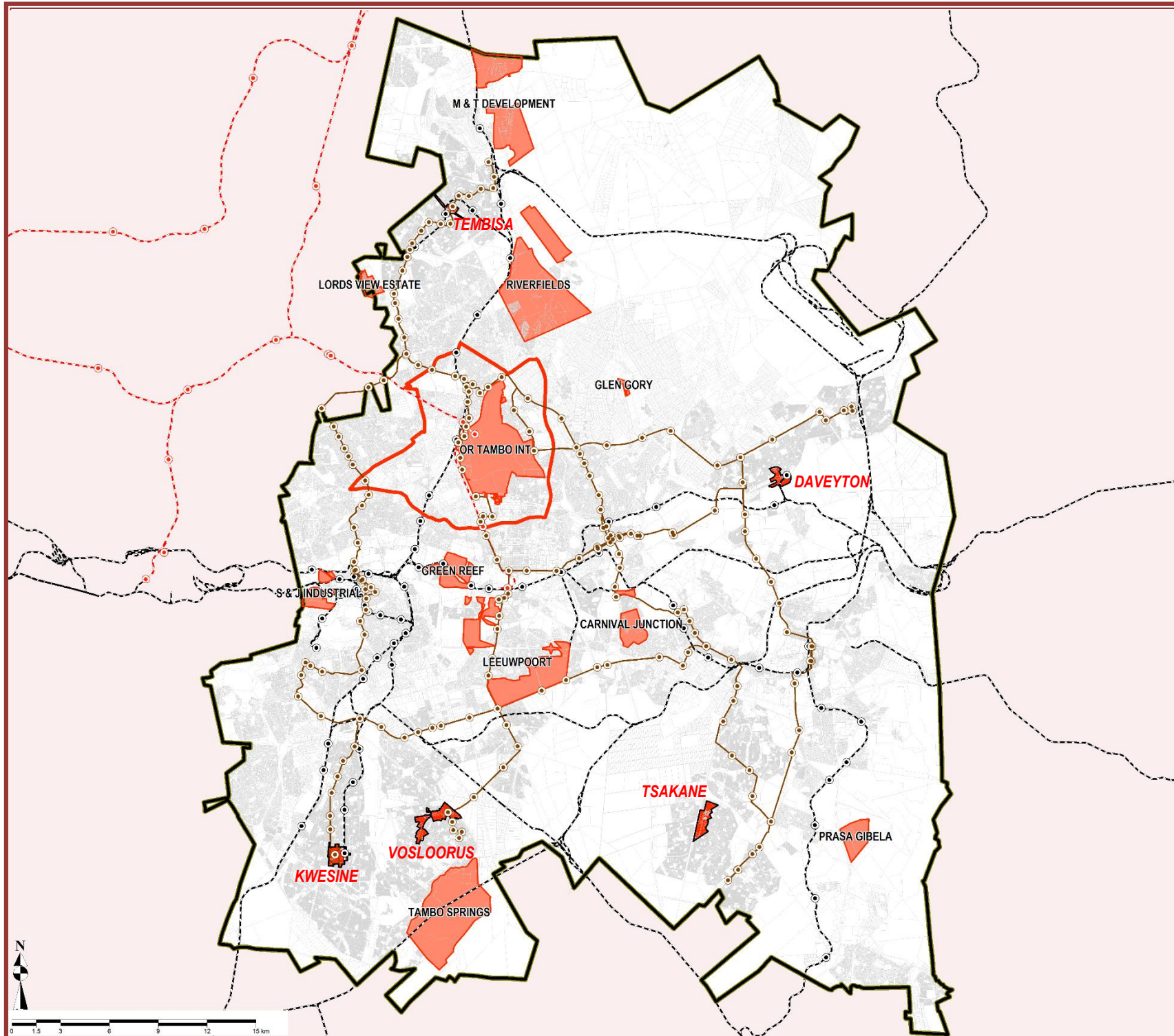









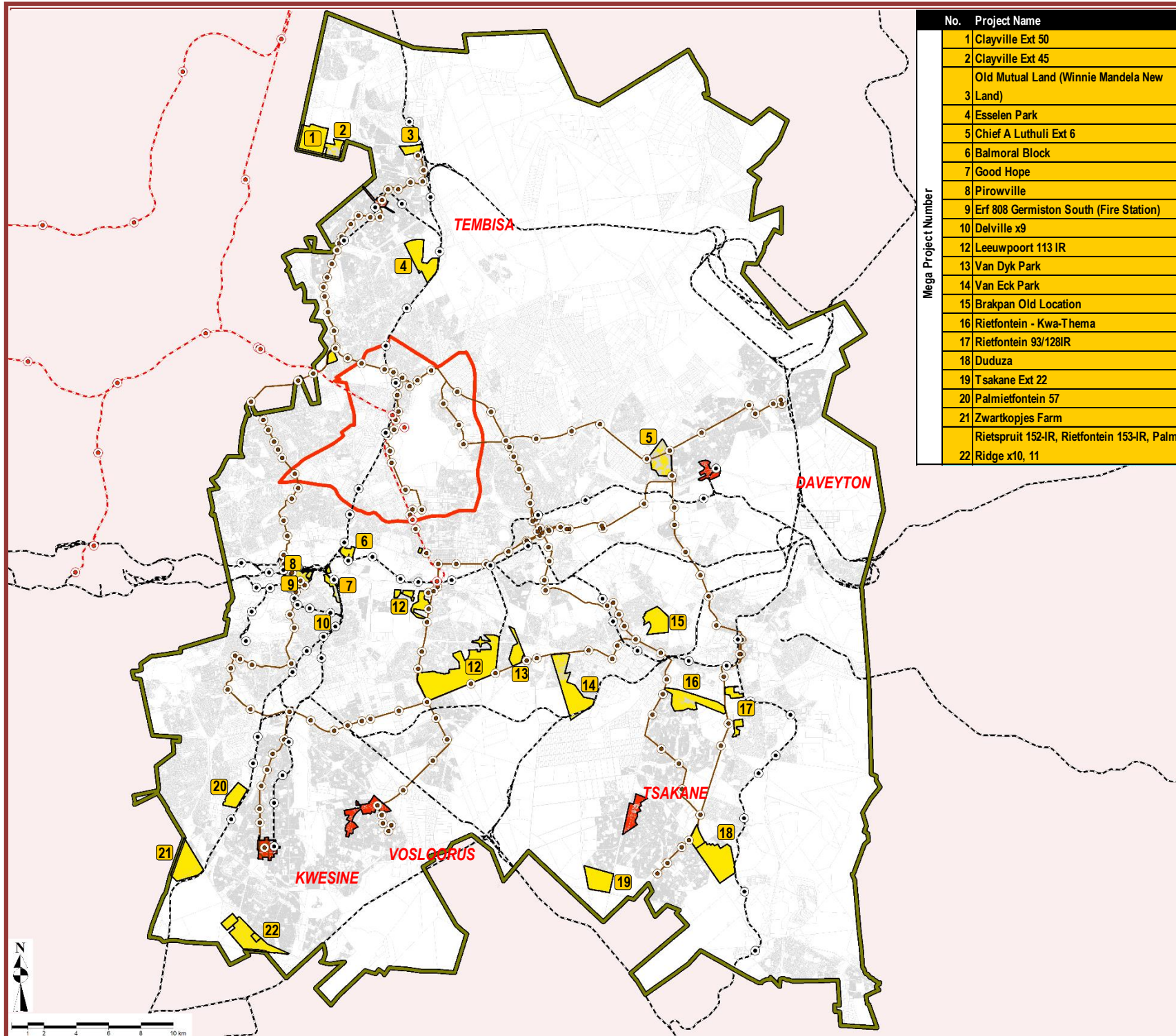
Figure B2.1.2

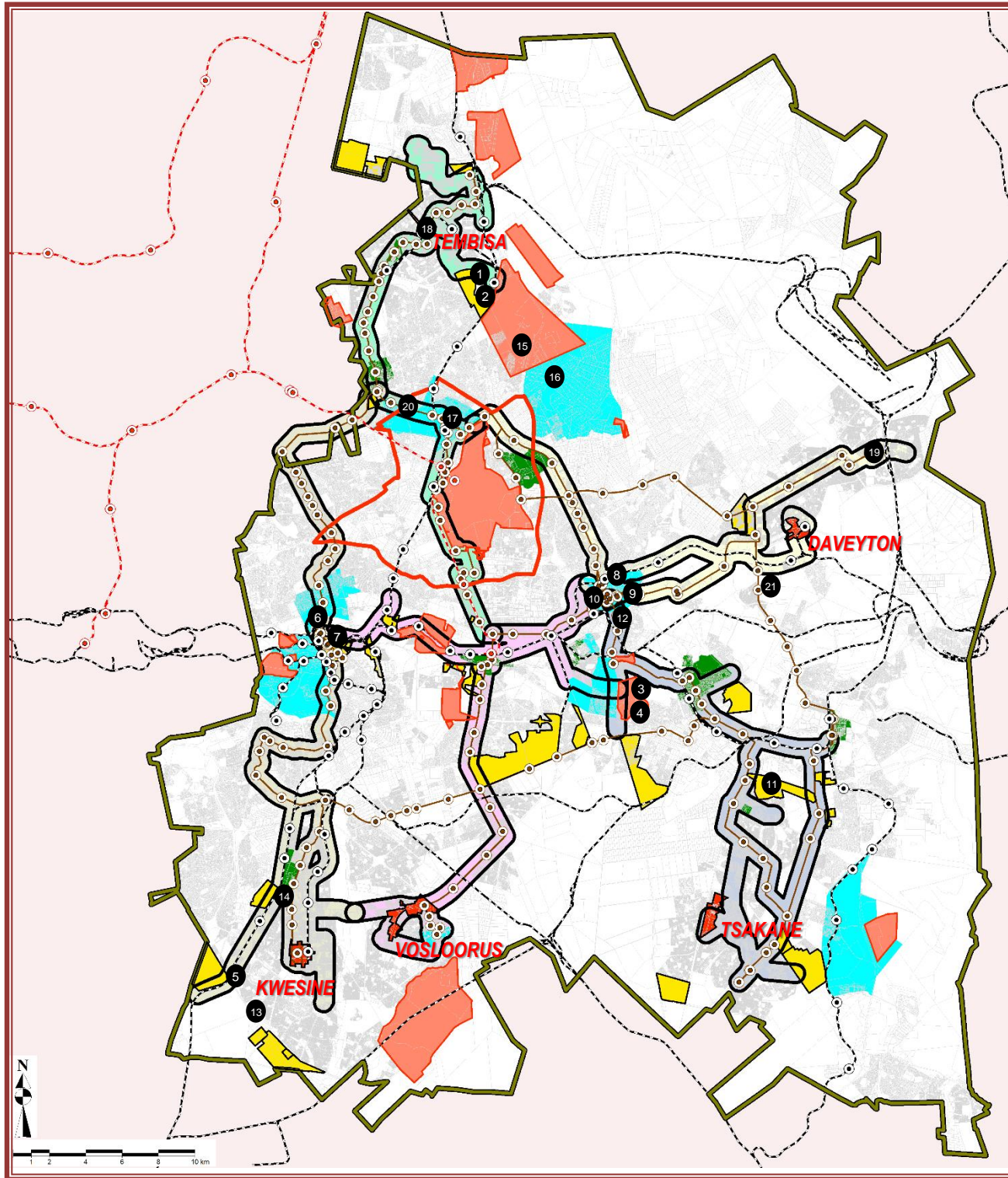
**HUMAN SETTLEMENT
MEGA PROJECTS**

-  EMM Boundary 2016
-  Aerotropolis Core Node
-  Urban Hubs
-  HS Mega Projects

-  Railway & Stations
-  Gautrain Railway line & Station (Current / Proposed)
-  BRT Route & Stops

No.	Project Name
1	Clayville Ext 50
2	Clayville Ext 45
3	Old Mutual Land (Winnie Mandela New Land)
4	Esselen Park
5	Chief A Luthuli Ext 6
6	Balmoral Block
7	Good Hope
8	Pirowville
9	Erf 808 Germiston South (Fire Station)
10	Delville x9
12	Leeuwpoort 113 IR
13	Van Dyk Park
14	Van Eck Park
15	Brakpan Old Location
16	Rietfontein - Kwa-Thema
17	Rietfontein 93/128IR
18	Duduza
19	Tsakane Ext 22
20	Palmietfontein 57
21	Zwartkopjes Farm
22	Rietspruit 152-IR, Rietfontein 153-IR, Palm Ridge x10, 11





No.	Project Name
1	Clayville Ext 50
2	Clayville Ext 45
3	Old Mutual Land (Winnie Mandela New Land)
4	Esselen Park
5	Chief A Luthuli Ext 6
6	Balmoral Block
7	Good Hope
8	Pirowville
9	Erf 808 Germiston South (Fire Station)
10	Delville x9
12	Leeuwpoot 113 IR
13	Van Dyk Park
14	Van Eck Park
15	Brakpan Old Location
16	Rietfontein - Kwa-Thema
17	Rietfontein 93/128IR
18	Duduza
19	Tsakane Ext 22
20	Palmietfontein 57
21	Zwartkopjes Farm
22	Rietspruit 152-IR, Rietfontein 153-IR, Palm Ridge x10, 11
23	Dries Niemand
24	Kempton Park CBD
25	Bredell
26	Benoni CBD
27	Actonville Sports Grounds
28	Leeupan - Brakpan Airport
29	Dunnottar - John Dube
30	Thelle Moegerane
31	Germiston Lake - Rand Airport
32	Primrose
33	BRT Andrew Mapheto / Brian Mazebuko
34	BRT - China Gate / Terenure
35	Aerotropolis City Centre (ACC)
36	Boksburg CBD
37	Actonville Node
38	Brakpan CBD
39	Springs CBD
40	Kwa-Thema CBD
41	Old Natalspruit - Tokoza
42	M&T Development
43	Lords View Estate
44	Riverfields
45	Glen Gory
46	OR Tambo Int
47	S & J International
48	Green Reef
49	Leeuwpoot
50	Carnival Junction
51	Tambo Springs
52	Prase Gibela



EKURHULENI BEPP 2017/2018

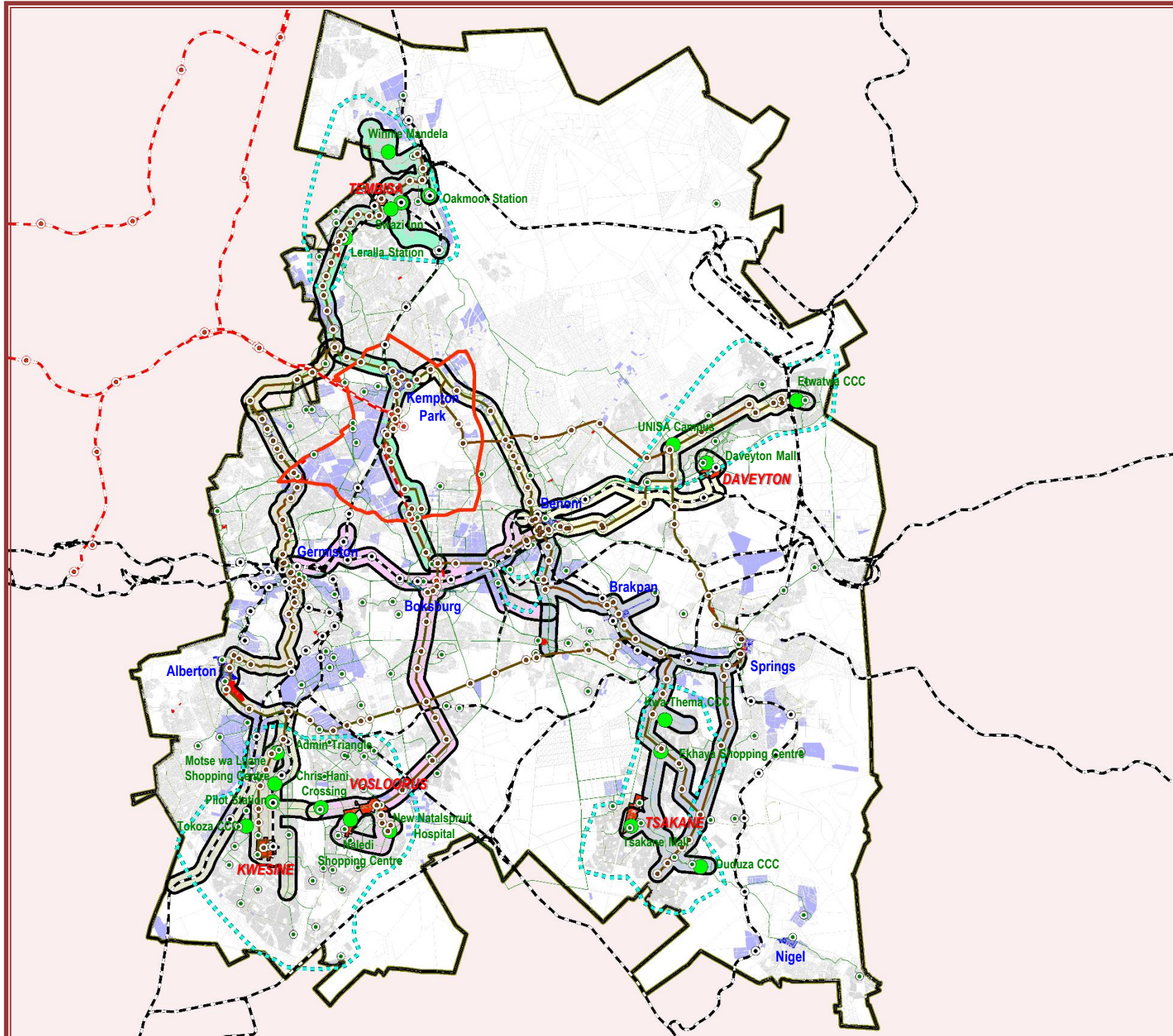
INTEGRATION ZONES IN RELATION TO EMM PRECINCTS

- EMM_Boundary_2016
- Aerotropolis Core Node
- BufferInt1
- BufferInt2
- BufferInt3
- BufferInt4
- BufferInt5
- Urban Hubs
- Mega Projects (1 - 22)
- MSP Precinct (Current) (23 - 32))
- MSP Precinct (Proposed) (33 - 41))
- SUDA (42 - 52)
- Railway & Stations
- Gautrain Railway line & Station (Current / Proposed)
- BRT Route & Stops

Figure B2.1.4

**TRANSPORT
COMPARED TO
PRIORITY AREAS**

- Integration Zone 1
- Integration Zone 2
- Integration Zone 3
- Integration Zone 4
- Integration Zone 5
- EMM Boundary 2016
- Aerotropolis Core Node
- Urban Hubs
- Industrial Areas
- CBD / Inner Cities
- Shopping Centre
- Secondary Node
- Railway & Stations
- Gautrain Railway line
& Station (Current / Proposed)
- BRT Route & Stops
- Minibus Taxi Route & Stops



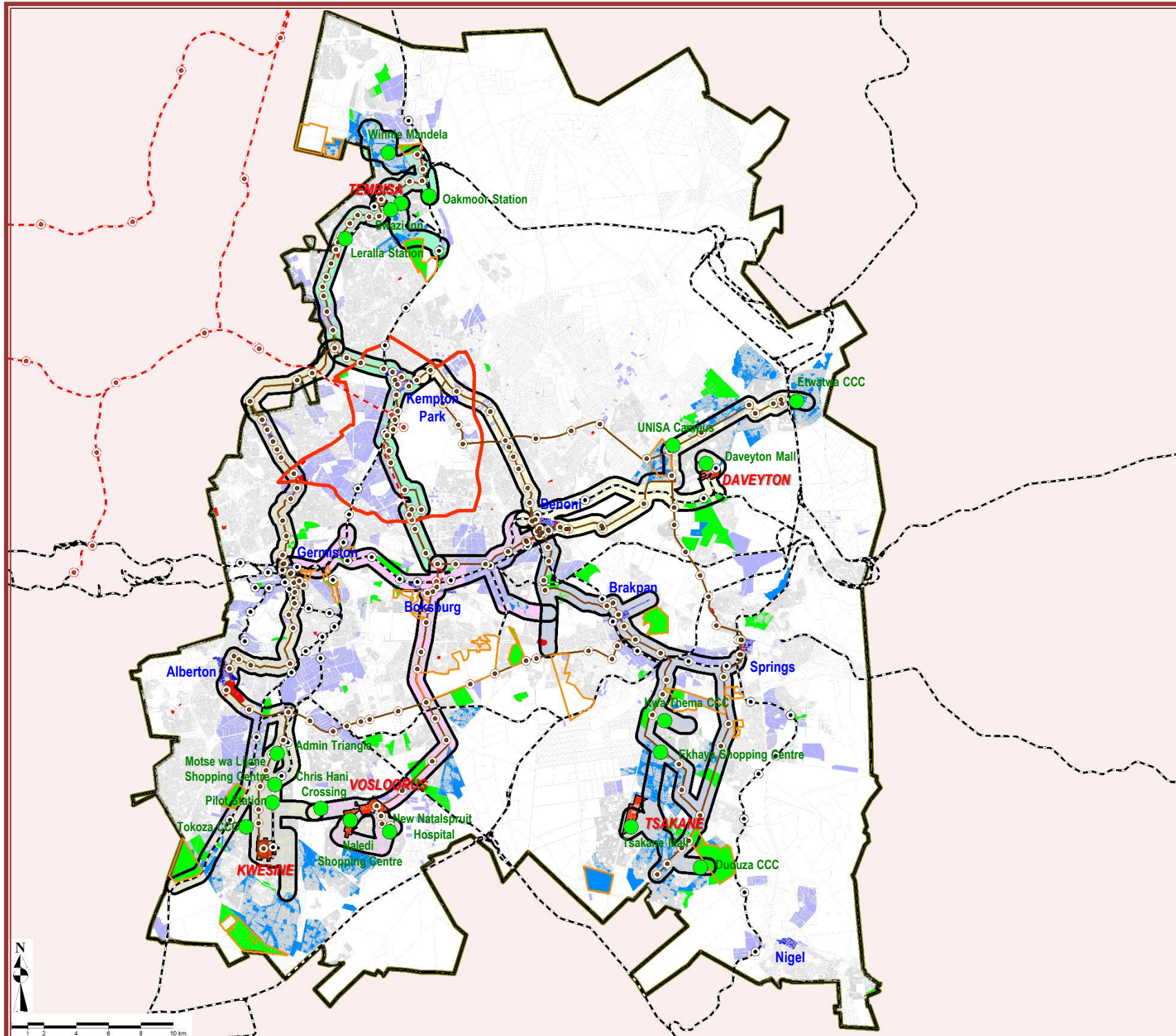
Figure

**MHDP HOUSING
PROJECTS**

- Integration Zone 1
- Integration Zone 2
- Integration Zone 3
- Integration Zone 4
- Integration Zone 5

- EMM Boundary 2016
- Aerotropolis Core Node
- Urban Hubs
- Industrial Areas
- CBD / Inner Cities
- Shopping Centre
- Secondary Node
- Current/Overflow
- Proposed
- Mega Projects

- Railway & Stations
- Gautrain Railway line & Station (Current / Proposed)
- BRT Route & Stops



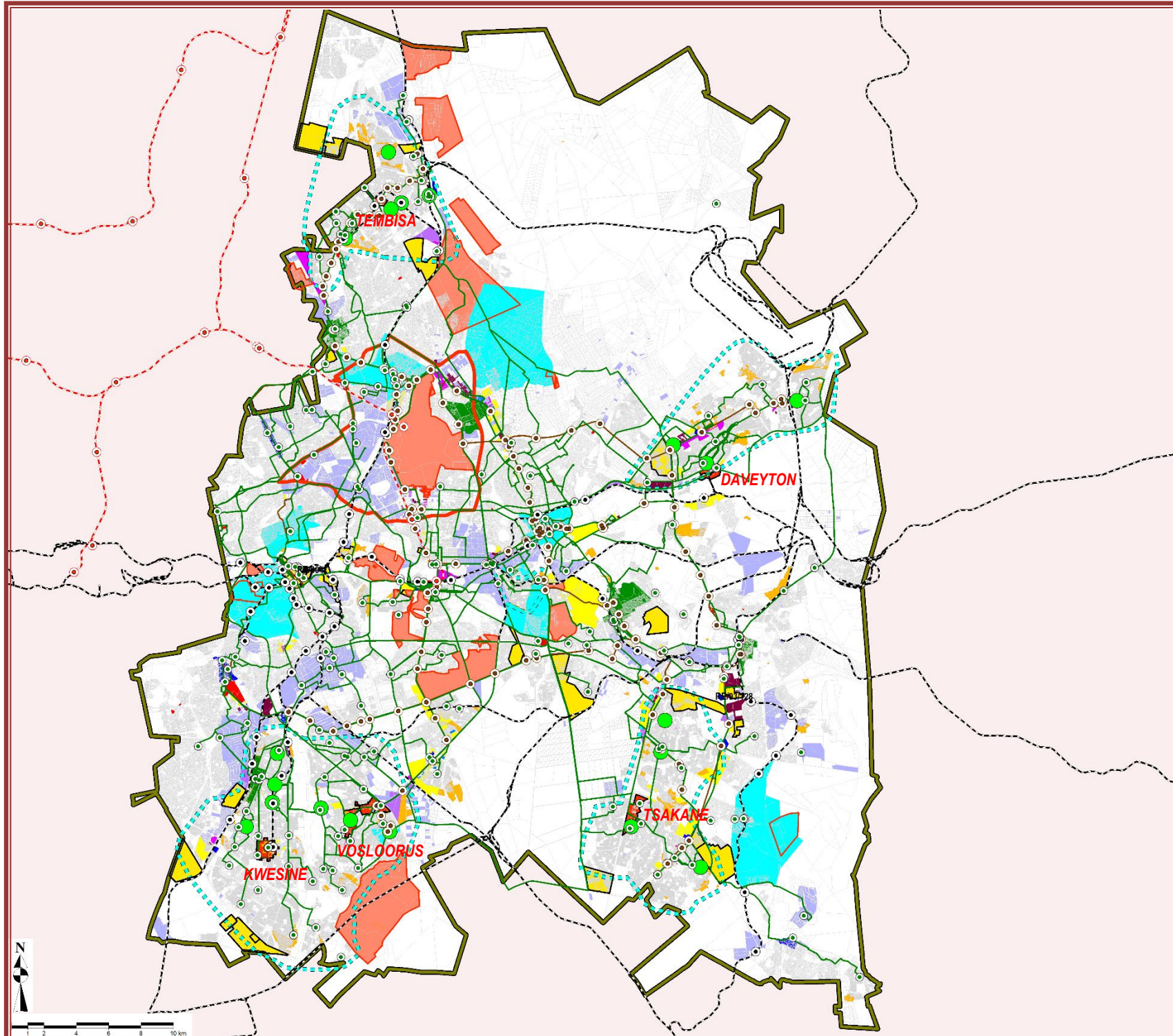
Figure

**TEMBISA HUB CONCEPT
(OPTION 1)**



**URBAN WIDE NETWORK
SUMMARY**

-  Marginalised / Peripheral Townships
-  Aerotropolis Core Node
-  Urban Hubs
-  CBD / Inner Cities
-  Industrial Area
-  Informal Settlements 2016
-  Shopping Centre
-  Secondary Node
- SHUP Category
-  Business Greenfields / Intensification / Redevelopment
-  Commercial Greenfields / Redevelopment
-  Industrial Greenfields
-  Institutional Greenfields / Redevelopment
-  Mixed Use Greenfields / Redevelopment
-  Office Redevelopment
-  Residential Density / Greenfields / Redevelopment
-  Mega-Projects March 2017
-  SUDA
-  MSP Precinct (Current)
-  MSP Precinct (Proposed)
-  Railway & Stations
-  Gautrain Railway line & Station (Current / Proposed)
-  BRT Route & Stops
-  Minibus Taxi Route & Stops



Figure